



- Three Bed End Terraced House
- Open Plan Dining/Family Room
- Courtyard & Remote Garden
- EPC Rating - D

- Recently Refurbished Throughout
- Furnished
- Short Level Walk in Town Centre
- Absolutley NO pets

1 Victoria Terrace, BARNSTAPLE, Devon, EX32 9HS

Newly refurbished, stylish and contemporary, three bedroom end of terrace house with courtyard and garden.

The ground floor provides a large open-plan living space; subdivided into lounge, dining and kitchen areas with a convenient cloakroom on the ground floor. There is a back door leading from the kitchen in to the courtyard. A gate to the rear leads to the slightly remote garden.

The first floor comprises two good sized bedrooms and a luxurious family bathroom with a separate double shower, large bath and double vanity sinks

The main bedroom can be found on the 2nd floor; A large, bright room with a vaulted ceiling and eaves storage.

Location

Barnstaple is located at the head of the Taw Estuary, near the north coast of Devon, and is approximately 41 miles North West of Exeter.

The town is the Regional Service Centre for North Devon, Torrington and Exmoor National Park and it is the administrative centre of the North Devon district.

Barnstaple has a comprehensive range of educational, cultural, leisure/tourism and shopping facilities, including Park and Pilton Community Colleges, Petroc College, Rock Park, North Devon Leisure Centre, Tarka Tennis Centre, Queen's Theatre, Butcher's Row and Pannier Market, North Devon Museum, Barnstaple Library, a town square and clock tower and Green Lanes shopping.

Ground Floor

Entrance

Open plan Living Room and Dining Area

8.0m x 5.1m (26' 3" x 16' 9")

Kitchen

5.3m x 2.2m (17' 5" x 7' 3")

Fitted oven and hob

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These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.

Cloakroom

W.C and sink

First Floor

Bedroom One

5.1m x 4.6m (16' 9" x 15' 1")

Bedroom Two

4.0m x 3.1m (13' 1" x 10' 2")

Bathroom

His and Hers sinks, bath, shower cubicle, W.C and sink.

Second Floor

Bedroom Three

5.2m x 4.8m (17' 1" x 15' 9")

Eaves storage.

Services

Mains connected, gas, electric and water.

