



**12 Victoria Lawn, Barnstaple, EX32 9HU**

**£220,000**

No Onward Chain! This charming property features three bedrooms plus an attic room, a modern stylish kitchen, and a low-maintenance south-facing garden, making it an ideal family home.

## Description

A delightful and spacious three-bedroom terraced home, ideally positioned in the sought-after area of Newport, offering an excellent opportunity for family living. The property boasts a bright and inviting open-plan layout on the ground floor. The kitchen has recently undergone a complete transformation, including full replastering, rewiring, and the installation of a sleek, modern design. The whole property has been fully re-wired also, giving great peace of mind.

Nestled in the heart of Newport, this property enjoys a convenient location close to shops, schools, and a range of amenities. Over recent years, the current owners have made significant improvements, including the installation of a modern central heating system.

Upon entering, you're welcomed by a generous hallway, perfect for storing coats and shoes. The ground floor features a spacious lounge and dining area with dual-aspect windows that flood the room with natural light. The newly installed galley-style modern kitchen is well-appointed, offering ample storage, a fitted electric oven with induction hob, integrated dishwasher, washing machine and fridge.

Upstairs, the property comprises three bedrooms and a family bathroom. The two largest bedrooms are comfortable doubles, providing plenty of room for additional furniture. The centrally located bathroom includes a bath with an overhead shower, a vanity sink, and a WC. The loft, accessible via loft ladder from the sizeable landing, benefits from a Velux window and offers further storage and space.

The south-facing rear garden is thoughtfully designed across two levels, each offering patio areas ideal for entertaining and requiring minimal upkeep. At the front of the property, non-permit on-road parking is conveniently available.

Lounge / Diner 10'11"/14'6" x 26'9" (30'1" into bay)  
(3.34/4.42m x 8.16 (9.19m into bay))



Kitchen 7'10" x 15'6" (2.40m x 4.73m)



Bedroom 1 14'1" x 10'6" (4.30m x 3.22m)



Bedroom 2 7'7" x 11'10" (2.33m x 3.62m)



Bedroom 3 7'10" x 7'5"/11'11" (2.40m x 2.27/3.64m)



Bathroom 4'9" x 7'8" (1.47m x 2.36m)

## Rental Income

Taking the above into account, our Lettings & Property Management Department advises that an achievable gross monthly rental income is currently achieved at £1250 per month, subject to any

required works and compliance with legal obligations (accurate as of April 2025). This figure is intended as a general guide only and should not be used for mortgage or financial planning purposes. Rental values are subject to change, and a formal valuation will be necessary to provide an accurate market appraisal.

#### Information

Age - Early 1900

Tenure - Freehold

Heating - Gas central heating

Drainage - Mains

Windows - UPVC double glazed throughout

Council Tax - Tax band B

EPC Rating - D/64 / Potential - B/90

Nearest Primary School - Newport Community School (0.5 miles / 10 minute walk)

Nearest Secondary School - Park Community School (0.7 miles / 12-15 minute walk)

Seller's position - No onward chain (Tenants due to vacate 30th April)

Free non permit parking available at the front of the property

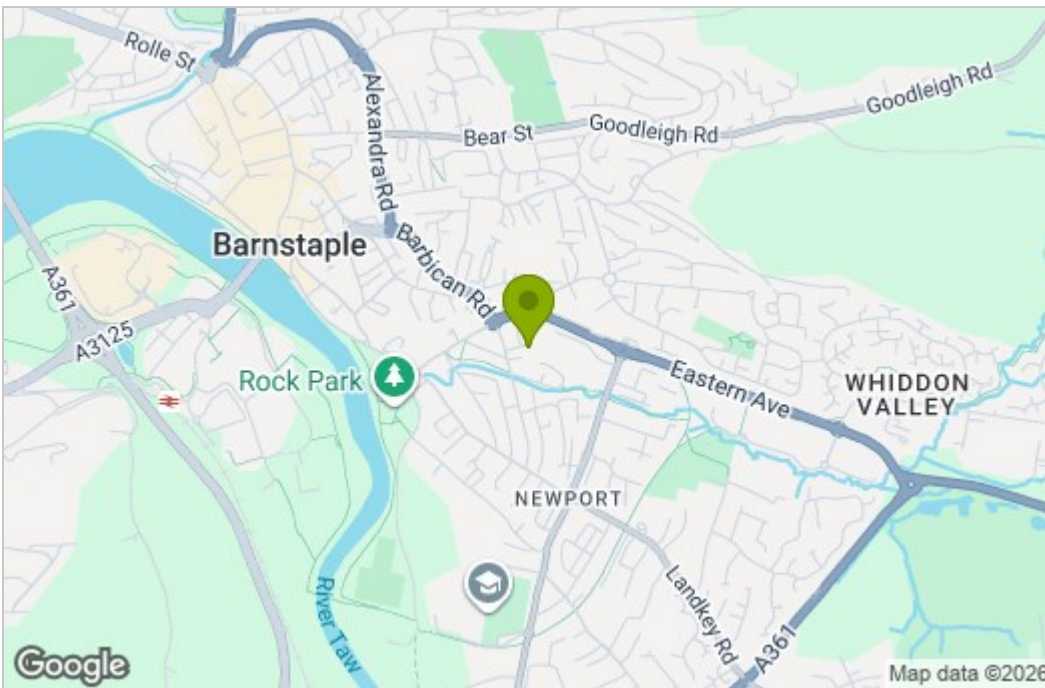
#### Note

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

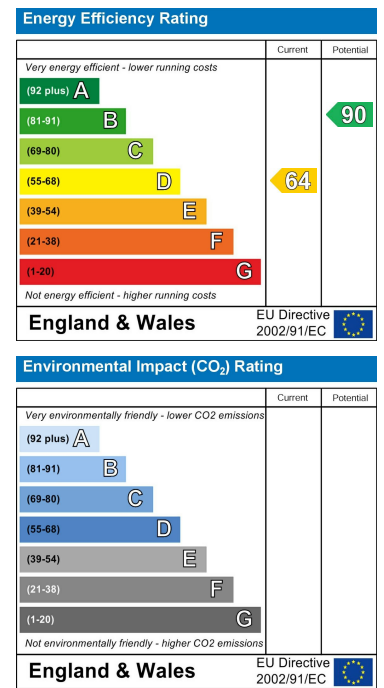
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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