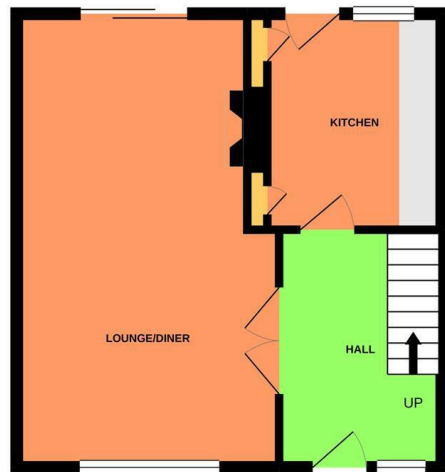
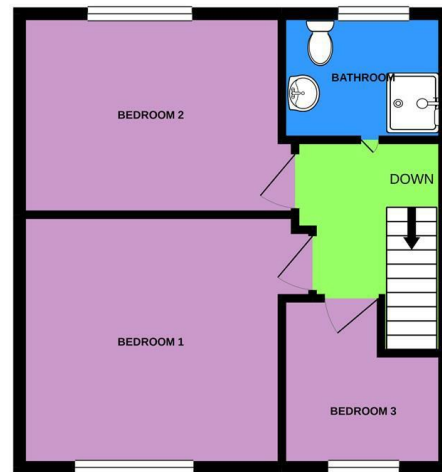


GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

T: 01271 379314

E: enquiries@chequershomes.co.uk

W: chequershomes.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		79
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	52	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL BAND A



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W: chequershomes.co.uk



## GOULD ROAD, BARNSTAPLE, DEVON, EX32 8EP

Looking for a South facing garden?

With spring and summer just around the corner you may like to take a closer look at Gould Road, a spacious 3 bedroom family home with a good size garden and workshop.

This house would be an ideal first time buy as it can be sold fully furnished and is available with no chain.

# £170,000



- A spacious 3 bedroom family home available for the first time in some 60 years and available to be purchased fully furnished
- Good size back garden enjoying a southerly aspect and featuring an extensive paved patio leading to a lawned garden with a garden shed and a useful block built workshop
- Spacious lounge dining room enjoying a dual aspect and having a stone fire place with a gas fire together with decorative beams and patio doors which lead out to the back garden
- Fitted Kitchen offering excellent storage with a range of base and wall mounted cupboards plus a deep larder cupboard - can be bought with all kitchen appliances in place
- 3 first floor bedrooms, two doubles and one single with bedroom 2 overlooking the rear garden
- Shower room with a white suite and featuring a tiled corner shower, w/c and wash hand basin
- Gas radiator central heating and double glazed windows
- An exciting opportunity to put your own mark on a home and available with no on going chain
- Conveniently situated for a primary school, supermarket/ post office and a fish and chip shop with a tesco superstore & inn close by



Chequers estate agents of Barnstaple are delighted to offer for sale Gould Road, a spacious 3 bedroom family home with a delightful south facing back garden with a block built workshop.

Gould Road is available for sale for the first time in just over 60 years and if it was interest to any potential buyers it could be sold fully furnished. If you are happy to put your own mark on a home then this inviting property offers exciting potential to do just that and is an ideal opportunity for the next owner to put their own ideas into place.



The gas centrally heated and double glazed accommodation is arranged over two floors and briefly comprises on the ground floor entrance hall, kitchen and a spacious lounge diner which enjoys a dual aspect and has patio doors which lead out onto the south facing back garden. The kitchen has matching base and wall mounted cupboards and can be sold as a going concern with all of the appliances being available if required. Upstairs you will find a shower room with a white suite and 3 bedrooms again if required all bedroom furniture can be included in the sale.

Outside you will find a good size back garden which enjoys a southerly aspect and features an extensive paved patio leading to a level lawn with shrub borders.

A garden shed is included in the sale and in addition to this there is a block built work shed with power connected. A gate provides side access and there is an outside light and tap.

If you have been looking for a conveniently situated 3 bedroom family home and would like to find a property with a good size garden then Gould Road may well be of interest.

The Gould Road address is a handy one being within easy reach of a Tesco superstore and a school while Barnstaple the regional centre for North Devon is within 1 mile and offers a wide choice of shopping and leisure facilities as well as a train and bus station.

There is no ongoing chain and appointments to view can be easily arranged by contacting Chequers estate agents of Barnstaple the vendors sole agents on 01271 379314 or by emailing tim@chequershomes.co.uk



## UPVC DOUBLE GLAZED FRONT DOOR TO

### ENTRANCE HALL

Wood effect flooring, door to understairs storage cupboard, double radiator. Double doors to

### LOUNGE-DINING ROOM 20'10 X 12'2 (6.35M X 3.71M )

A spacious room enjoying a dual aspect with patio doors to garden, 2 radiators, power points, exposed beams, stone fireplace with gas fire, TV point. Multi glazed panel door from Hallway to

### KITCHEN 9'11 X 7'3 (3.02M X 2.21M )

With a range of base and wall mounted cupboards, contoured work surface with a single drainer sink unit, tiled splashback, kitchen sold with all appliances if required including a gas cooker, washing machine and freezer. Large larder cupboard, tiled flooring, cupboard housing a wall mounted gas boiler, door to back garden

### STAIRCASE FROM ENTRANCE HALL TO

### FIRST FLOOR LANDING

Hatch to loft space with loft ladder, regency style panelled doors to

### BEDROOM ONE 11'7 X 10'3 (3.53M X 3.12M )

Radiator, power points, bedroom furniture can be included in the sale if required

### BEDROOM TWO 12'1 X 8'11 (3.68M X 2.72M )

Radiator, power points, bedroom furniture included in the sale, window overlooking the back garden

### BEDROOM THREE 9'3 X 8'8 (2.82M X 2.64M )

L-Shaped, wood effect flooring, radiator, power points

### SHOWER ROOM

Featuring a white suite with a tiled corner shower, low level W.C, wash hand basin, radiator

### OUTSIDE

To the rear there is a good size South facing garden with a paved patio leading to a lawned garden with shrub bed borders. A garden shed is included in the sale. In addition to the shed there is a block built workshop with electric and power points. A gate provides side access, outside tap, outside light.

### 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.