



**WOOLLIAMS**  
Property Services

**Guide price £175,000**  
Gould Road, Barnstaple, EX32 8ET



**3**

Bedrooms



**2**

Bathrooms

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |  
[sales@woolliamspropertyservices.com](mailto:sales@woolliamspropertyservices.com)

01271 328586



A very spacious 3 bedroom semi detached house, located on the outskirts of Barnstaple and is available with no onward chain. The property benefits from gas central heating and part double glazing., it briefly comprises of a Kitchen, Lounge, Dining room, Wet room, 3 Bedrooms and a bathroom and the rear south facing garden is a great size. The property does require modernisation throughout so this a perfect opportunity to make it your own!

Barnstaple town centre is the regional centre of North Devon which is surrounded by beautiful beaches and countryside. The town centre itself offers a variety of restaurants, shops, and schooling and has facilities of a cinema, leisure centre and theatre.

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#### **ENTRANCE HALL**

UPVC door off, stairs off, under stairs cupboard.

**LOUNGE** 3.88m x 3.70m (12.73ft x 12.14ft)

UPVC Double glazed window, radiator, laminated flooring.

**DINING ROOM** 2.69m x 2.42m (8.83ft x 7.94ft)

UPVC door to the rear garden, radiator, laminated flooring.

**WET ROOM** 2.43m x 2.37m (7.97ft x 7.78ft)

UPVC double glazed window, white suite comprising of a shower cubicle with chair, low level W.C. hand basin. Fully tiled walls, towel rail.

**KITCHEN** 3.25m x 2.22m (10.66ft x 7.28ft)

UPVC Double glazed window, Larder housing an Idea Logic combi boiler. Additional built in cupboards. Tiled flooring. The kitchen requires complete modernisation

**SIDE PORCH** 2.69m x 1.10m (8.83ft x 3.61ft)

Door off with access to the front of the property. Electric points.

#### **FIRST FLOOR LANDING**

Access to loft hatch

**BEDROOM 1** 3.86m x 3.75m (12.66ft x 12.30ft)

Built in cupboard, radiator, views to the garden.

**BEDROOM 2** 3.77m x 2.73m (12.37ft x 8.96ft)

Radiator, views over the garden.

**BEDROOM 3** 2.95m x 2.71m (9.68ft x 8.89ft)

Built in cupboard, radiator.

**BATHROOM** 1.96m x 1.78m (6.43ft x 5.84ft)

Bathroom suite comprising of a bath, wash hand basin, low level W.C.

#### **OUTSIDE**

A good size south-facing enclosed rear garden, with lovely trees and shrubs. To the front of the property is a lawned area.

**SERVICES**

Mains water, electricity, gas and drainage connected.

**TENURE**

Freehold

**COUNCIL TAX**

Band A

**EPC**

TBC

**VIEWINGS**

By appointment through Woolliams Property Services. Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098 or [www.woolliamspropertyservices.com](http://www.woolliamspropertyservices.com)

**USEFUL INFORMATION**

To find out further useful information on this property such as bin collection days, whether this is a conservation area, planning history etc why not check the North Devon Council website: [www.northdevon.gov.uk/my-neighbourhood](http://www.northdevon.gov.uk/my-neighbourhood)

**DIRECTIONS**

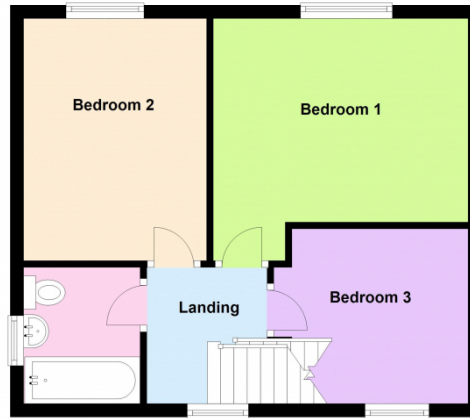
What 3 Words /// cope.snack.normal



Ground Floor



First Floor



**EPC**

Coming soon

