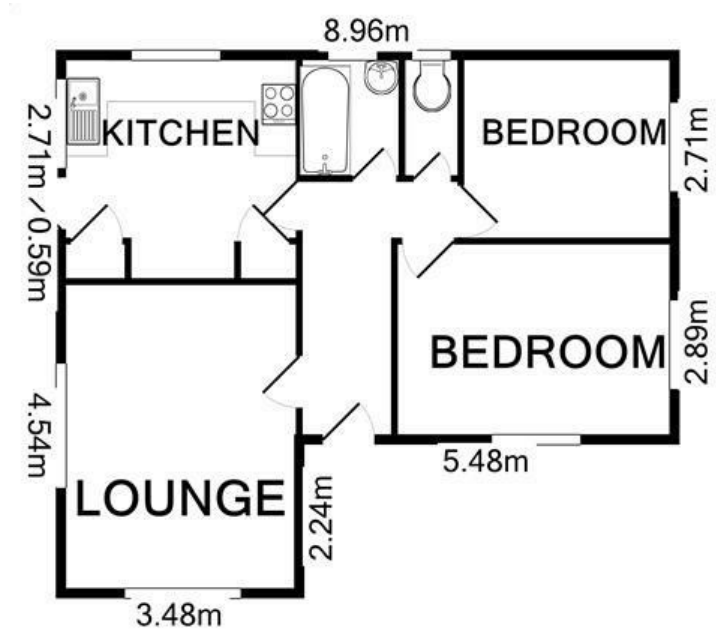


# THE VILLAGE OF GOODLEIGH



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## CHEQUERS

INDEPENDENT ESTATE AGENTS

Smart Move

T: 01271 379314

E: [enquiries@chequershomes.co.uk](mailto:enquiries@chequershomes.co.uk)

W: [chequershomes.co.uk](http://chequershomes.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(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		



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66-67 Boutport Street, Barnstaple, Devon, EX31 1HG

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**9 COOMBE CLOSE, GOODLEIGH, BARNSTAPLE, DEVON, EX32 7NJ**

A rare opportunity to purchase a detached 2 bedroom bungalow within the sought after village of Goodleigh and occupying a good size plot with delightful wrap around gardens.



COUNCIL BAND C

**£255,000**



- A detached 2 Bedroom Bungalow occupying a good size plot with mature gardens and a detached garage
- Views towards the local countryside
- Oil fired radiator central heating, cavity wall insulation and oak effect UPVC double glazing to most rooms
- Lounge enjoying a dual aspect with views over the garden
- Kitchen-Breakfast Room with a built in hob & oven
- 2 double sized Bedrooms
- Bathroom with a shower above the bath and a separate W.C
- Within easy reach of the village inn, village hall, church, school and woodland walks
- No Chain - Available for sale for the first time is some 50 years



Chequers Estate Agents of Barnstaple are delighted to offer for sale No.9 Coombe Close, a detached 2 Bedroom Bungalow situated within the sought after village of Goodleigh and occupying a large plot with a mature wrap around garden and views towards the local countryside.



If you are looking for a village lifestyle then this property situated in the village of Goodleigh will be of particular interest. It is located close to the village school, village hall, church and the New Inn which is renowned for its excellent food. There are delightful countryside walks from virtually your doorstep with one of the walks being through Coombe Woods which you can see from the property. Barnstaple the regional centre for North Devon is 3 miles away and offers a wide choice of shopping and leisure facilities as well as a train and bus station.



The property which benefits from oil fired radiator central heating briefly comprises Entrance Hall, Kitchen/Diner, Lounge, Bathroom and 2 double sized Bedrooms. Outside there is a large garden and a driveway which lead to a detached garage. The garden extends to the front, side and rear with the larger garden being arranged to the side of the Bungalow. This area is laid mainly to lawn with a productive vegetable plot.

If you are seeking a detached bungalow with a large mature garden and like the idea of living in a non estate location within a sought after village then no 9 Coombe Close will be of particular interest.

### FRONT DOOR TO

### ENTRANCE HALL

Radiator, power points, hatch to loft space. Door to



### LOUNGE 14'10 X 10'10 (4.52M X 3.30M )

Enjoying a dual aspect with views over the garden and towards the local countryside, double radiator , power points. Door from Hallway to

### KITCHEN/BREAKFAST ROOM 11'2 X 10'9 (3.40M X 3.28M)

With fitted base and wall mounted cupboards, contoured work surface with a built in electric hob with an oven under, single drainer sink unit with mixer tap, plumbing for washing machine, wall mounted oil fired boiler, power points, double radiator. Door to airing cupboard with a lagged hot water tank. Door to garden. Door from Hallway to

### BEDROOM ONE 13'4 X 9'1 (4.06M X 2.77M)

Enjoying a dual aspect with views over the garden, radiator and power points. Door from Hallway to

### BEDROOM TWO 9'10 X 8'10 (3.00M X 2.69M )

Radiator and power points. Door from Hallway to

### BATHROOM

With an enamel bath with a shower above, wash hand basin, radiator. Door from Hallway to

### W.C

Low level W.C, radiator

### OUTSIDE

A driveway leads to GARAGE 16' X 8' power and light.

The mature gardens are arranged over to three sides with the larger garden being to the side and laid to lawn with a productive kitchen garden. To the rear there is a paved sitting area leading to lawned garden with shrub beds bordering.

### 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.