

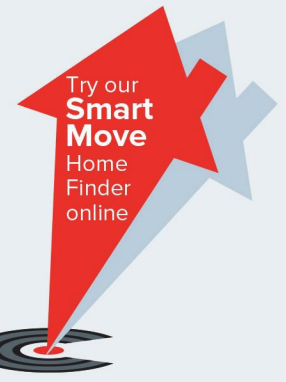
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL BAND A

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80 GOULD ROAD, BARNSTAPLE, DEVON, EX32 8ER

Opportunity knocks!

If you have been looking for a property that you can put your own stamp on then take a look at 80 Gould Road, a spacious 3/4 bedroom family home with a conservatory and a good size south facing back garden. No Chain.

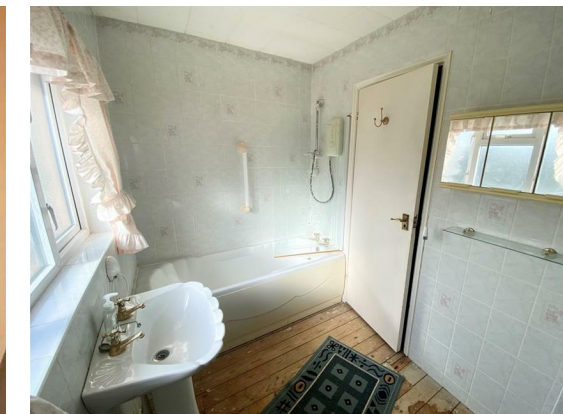


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£150,000

- A rare opportunity to buy a 3/4 bedroom family home with a south facing garden and conservatory within this price range
- Offering exciting potential to be modernised and improved and for the next owner to put their own ideas in to place
- Lounge with a gas fire and a rear window overlooking the back garden
- Upvc double glazed conservatory arranged off the kitchen with french doors leading out to the south facing garden
- Kitchen with base and wall mounted cupboards but in need of a re fit
- Second ground floor reception room with a variety of uses Possible 4 th bedroom / home office / children's playroom
- 3 first floor bedrooms and a bathroom with a white suite with a shower above the bath
- Gas radiator central heating
- Good size south facing back garden laid mainly to lawn with a substantial block built work shop
- 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 no 80 Gould Road, a spacious 3 possibly 4 bed roomed family home available for sale for the first time in some 60 years. The property is ready for some updating but is perfectly liveable and is considered to be an exciting opportunity for the next owner to put their own ideas into place. Its availability represents a rare opportunity as there wont be many 3/4 bedroom properties with a conservatory and such a good size garden within this price range.



The property benefits from gas central heating and has versatile accommodation arranged over two floors. On the ground and arranged of a wide entrance hall you will find a lounge, conservatory, kitchen and a separate room which could be used as a 4th bedroom, home office or play room. Upstairs there is a bathroom with a white suite with a shower above the bath and 3 good sized bedrooms.



Outside you have a paved fore garden while to the rear there is a good size south facing garden laid mainly to lawn with a paved seating area and a block built work shed. A gate provides side pedestrian access to save going through the house to the back garden. The back garden is a surprise being larger than you might expect to find and certainly a rarity to find with properties in this price range.

Location

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

Radiator, understairs storage cupboard. Door to



LOUNGE 13'1 X 9'9 (3.99M X 2.97M)

Stone fireplace with a gas fire (with back boiler) power points, picture rail, window overlooking the back garden. Door from Hallway to

KITCHEN

With base and wall mounted cupboards, single drainer sink unit, tiled splashback, gas cooker included in the sale, pantry cupboard, door to airing cupboard with hot water cylinder. Door to

CONSERVATORY 9'10 X 8'1 (3.00M X 2.46M)

A UPVC double glazed conservatory with french doors to the back garden, light and power points. Door from Hallway to

BEDROOM FOUR / HOME OFFICE / PLAYROOM 12'2 X 7'5 (3.71M X 2.26M)

Double radiator, power points, picture rail

STAIRCASE FROM ENTRANCE HALL TO

FIRST FLOOR LANDING

Hatch to loft space. Doors to

BEDROOM ONE 11'9 X 10'4 (3.58M X 3.15M)

Double radiator, power points

BEDROOM TWO 11' X 8'10 (3.35M X 2.69M)

Double radiator, power points, window overlooking the back garden

BEDROOM THREE

Radiator, power points, built in over the stairs wardrobe

BATHROOM

Featuring a white suite with floor to ceiling wall tiles, bath with a shower above, glazed shower screen, low level W.C, wash hand basin, radiator

OUTSIDE

To the front there is a paved garden designed with ease of maintenance in mind. To the rear there is a good size south facing garden with a paved patio leading to a lawned garden with shrub borders. 12'9 X 4'11 block built workshed to one side with light and power points. A gate provides side access.

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.