Bond Oxborough Phillips

Changing Lifestyles

Merrick
Goodleigh Road
Barnstaple
Devon
EX32 7JR

Guide Price: £399,000 Freehold

Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

Merrick, Goodleigh Road, Barnstaple, Devon, EX32 7JR

A WELL-PROPORTIONED DETACHED BUNGALOW

- 3 Bedrooms
- 3-piece Shower Room
- Bright & inviting Living Room with attractive fireplace
- Conservatory enjoying garden views
- Generously sized Kitchen / Diner with large windows enjoying plenty of natural light
- Separate Utility Room
- Mature & well-established front & rear gardens
- Driveway, Single Garage & separate Workshop
- Properties of this nature, offering such potential in a desirable setting are rarely available

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Overview

Presented to the market for the first time since its construction in the 1970s, Merrick is a well-proportioned 3 Bedroom detached bungalow occupying an elevated and highly sought after position on the outskirts of Barnstaple. Set within a generous plot and enjoying far-reaching countryside views, the property offers a rare opportunity to modernise and create a superb long-term family home.

The accommodation is arranged over a single level and briefly comprises a welcoming Entrance Hall leading to a particularly spacious Principal Bedroom, featuring a front aspect bay window with delightful views across the garden and surrounding fields, as well as built-in wardrobes. Two further double Bedrooms are well-proportioned, with the second also benefiting from built-in storage. A Shower Room is fitted with a walk-in shower, low-level WC and wash hand basin.

The Living Room is a bright and inviting space, ideal for both relaxing and entertaining, with an attractive open fireplace with chimneybreast currently housing an electric fire and providing a central focal point. A Conservatory extends from the living space, offering a pleasant outlook over the garden and direct access outside.

The Kitchen / Diner is generously sized and fitted with a range of units, work surfaces and space for appliances, with ample room for a dining table. Large windows allow for plenty of natural light, enhancing the sense of space. A separate Utility Room provides additional storage, space for white goods and convenient access to the rear garden.

Externally, the property is set within mature and well-established gardens to both the front and rear. The front garden is attractively arranged with a variety of hedging, trees and tiered sections, complemented by wooden pergolas which create a charming approach, while also enjoying attractive open views across the surrounding countryside.

The rear garden enjoys a high degree of privacy and an elevated position, maximising the far-reaching views. It features a paved patio area ideal for outdoor dining and entertaining, with pathways leading to a workshop situated behind the garage. There is also access to the driveway and a well-proportioned Single Garage offering excellent storage or off-road parking.

Properties of this nature, offering such potential in a desirable setting are rarely available and early viewing is highly recommended to fully appreciate all that is on offer.

Council Tax Band

E - North Devon Council

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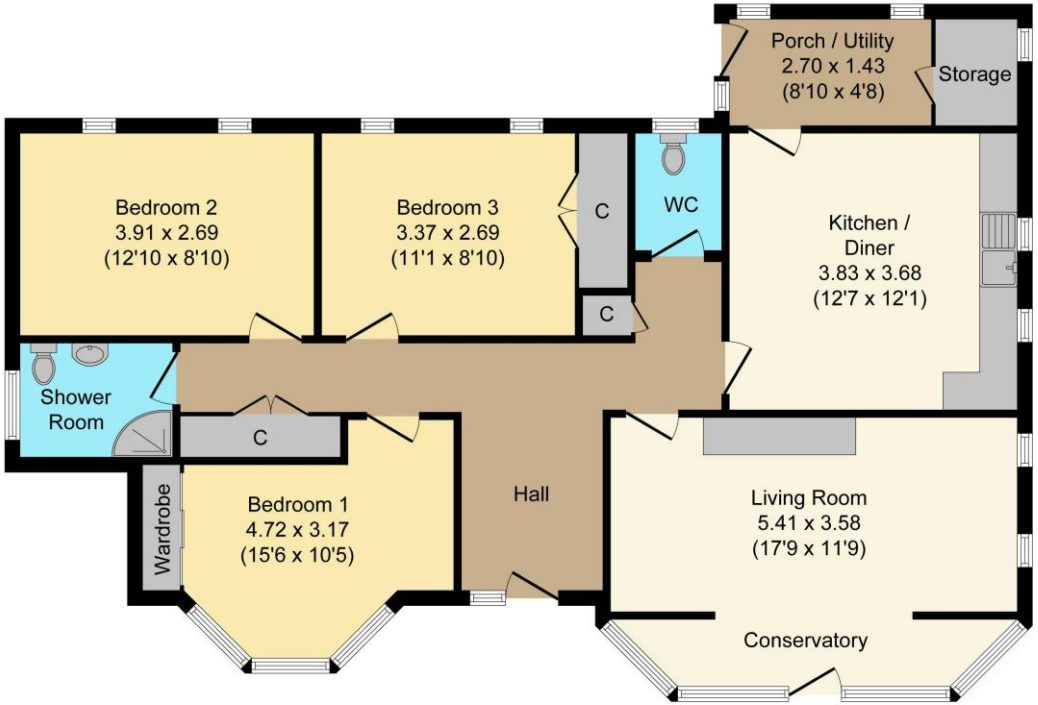

Ground Floor

Floor area 91.50 sq.m. (984.89 sq.ft.)

Total floor area: 91.50 sq.m. (984.89 sq.ft.)

This floor plan is for illustrative purpose only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, They cannt be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by WWW.Propertybox.io

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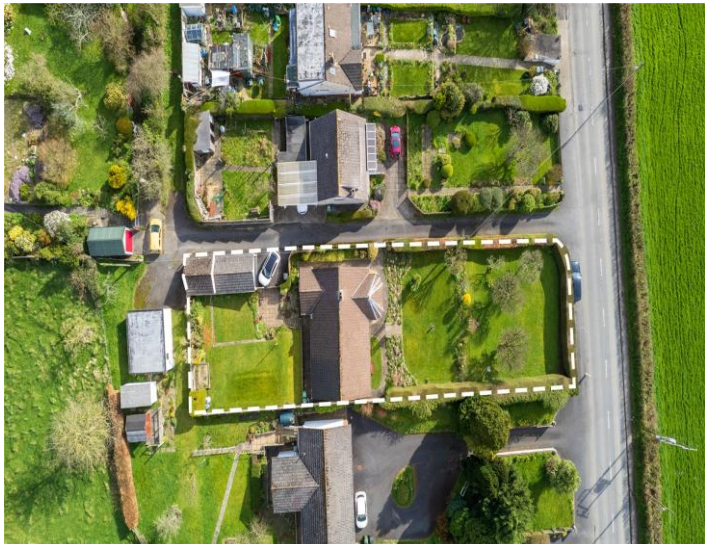

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Area Information

Barnstaple Town Centre, the historic and regional centre of North Devon, is surrounded by beautiful countryside and some of the area's best beaches. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre, restaurants and the North Devon District Hospital. The vibrant town combines modern shopping amenities with a bustling market atmosphere.

The A361 North Devon Link Road provides convenient access to the M5 motorway network and beyond. Exmoor National Park and North Devon's famous surfing beaches at Croyde, Putsborough, Saunton (also with Championship golf course) and Woolacombe are all within about half an hour by car. The nearest International airports are at Bristol and Exeter.

Directions

Directions to this property can be easily found by using What3words: https://w3w.co/waking.famines.obeyed

From Barnstaple Town Centre, head towards Diamond Street and at the roundabout take the second exit onto Belle Meadow Road. Take the first exit at the following roundabout onto Alexandra Road. Turn right onto Bear Street/Ebberley Terrace and continue onto Goodleigh Road. After approximately 1-mile, Merrick will be found on your left hand side with a nameplate on the fence.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be available by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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We are here to help you find and buy your new home...

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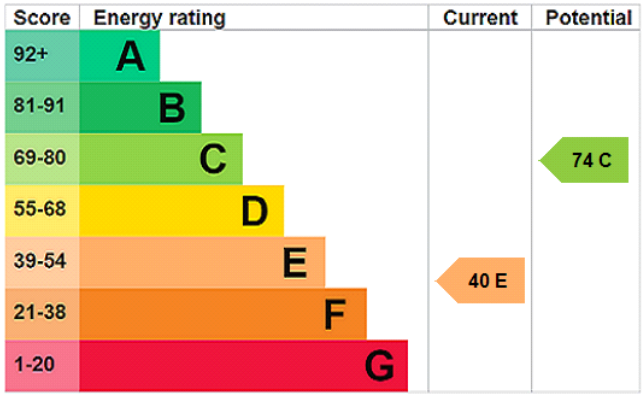

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

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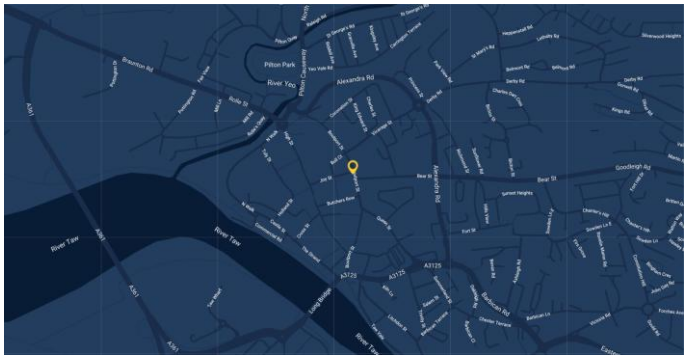
for a free conveyancing quote and mortgage advice.