Bond Oxborough Phillips

Changing Lifestyles

16 Gould Road
Barnstaple
Devon
EX32 8EY

Guide Price: £220,000 Freehold







01271 371 234
barnstaple@boppproperty.com

16 Gould Road, Barnstaple, Devon, EX32 8EY

A RECENTLY REDECORATED SEMI-DETACHED HOME WITH GENEROUS GARDENS

- 3 well-proportioned Bedrooms
- Light & airy Living Room with coal-effect electric fire
- Dual aspect Kitchen / Dining Room
- Conservatory enjoying a charming outlook over the garden & surrounding greenery
- Utility Room & Cloakroom
- First Floor Bathroom
- Generous rear garden with lawn & patio areas
- Far-reaching countryside views & wonderful westerly sunsets
- No onward chain - ideal for first time buyers, families or investors











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Situated within walking distance of Barnstaple town centre, 16 Gould Road is a recently redecorated 3 Bedroom semi-detached home enjoying generous gardens and far-reaching views over rolling countryside. Offered for sale with no onward chain, the property provides spacious accommodation and would make an excellent first time purchase, family home or buy-to-let investment.

An Entrance Hall welcomes you into the home with stairs rising to the First Floor and doors leading to the principal rooms. The light and airy Living Room features a fireplace with a coal-effect electric fire, and a westerly-facing window. An archway connects the room to the Kitchen / Dining Room, creating a sociable layout suited to everyday living and entertaining. Enjoying a dual aspect, the Kitchen / Dining Room offers ample space for a dining table and chairs. A range of cupboards and drawers is complemented by work surfaces incorporating a stainless steel sink, alongside a built-in 4-ring gas hob with an electric oven below and stainless steel extractor above. A door from the Kitchen leads to a useful Side Porch, providing access to the Utility Room and a Conservatory. Enjoying a charming outlook over the surrounding greenery, the Conservatory offers a pleasant space to sit and relax with a door opening onto the rear garden. The Utility Room also provides access to a Cloakroom housing a close coupled WC.

On the First Floor are 3 well-proportioned Bedrooms. Bedrooms 1 and 2 enjoy a westerly aspect with wonderful sunsets adding to their appeal. The Family Bathroom comprises a close coupled WC, wash hand basin and panelled bath with a shower over.

Outside, on-street parking is available to the front. The sizeable rear garden offers areas of lawn and patio, providing plenty of space for outdoor dining, gardening and family enjoyment during the warmer months.

Council Tax Band
A - North Devon Council

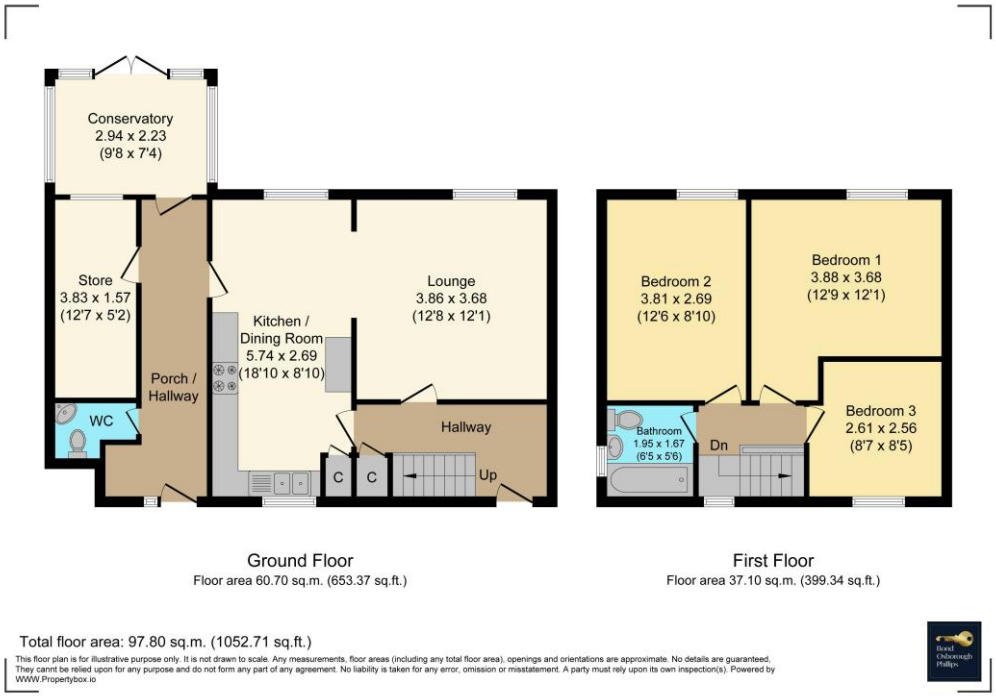






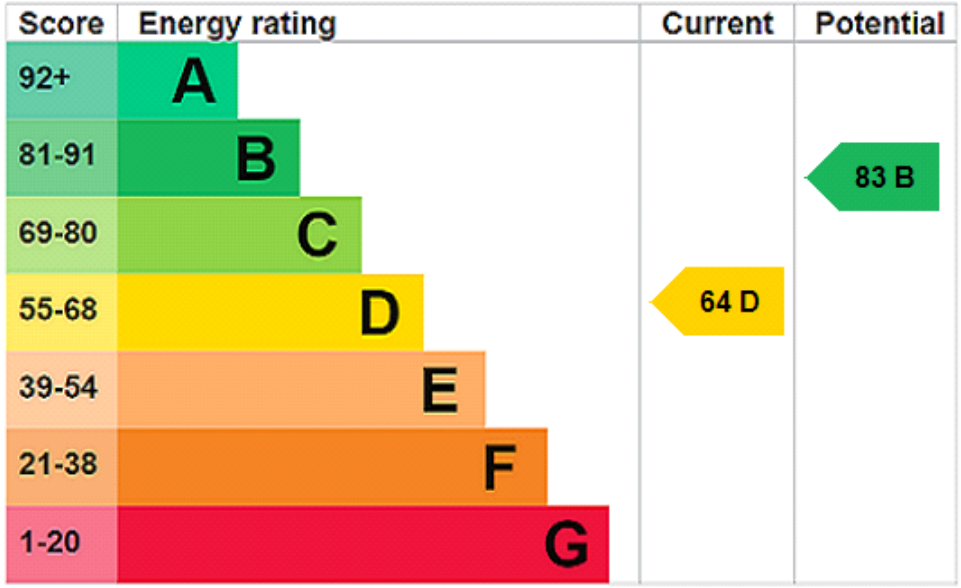
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Have a property to sell or let?

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 Note

If you choose to make an offer and it is accepted, a fee of £30 including VAT per buyer will be payable for (AML) anti-money laundering checks.

Directions

Directions to this property can be easily found by using What3words: https://w3w.co/orange.fumes.teach

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 & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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