



76 Gould Road



STAGS

76 Gould Road

Barnstaple, Devon EX32 8ER

Amenities close by, Barnstaple town within 1 mile

A three bedroom semi-detached house with garden and parking in need of general modernisation, no onward chain.

- 3 Bedrooms
- Kitchen/Diner
- Sitting Room
- Garage and Parking
- Enclosed Rear Garden
- In need of general modernisation
- Gas Fired Central Heating
- No Onward Chain
- Freehold
- Council Tax Band A

Guide Price £189,950

SITUATION AND AMENITIES

Situated within a short walking distance of a regular bus route, primary schools, post office and convenience store and Barnstaple town centre. Barnstaple, North Devon's Regional centre, is about 5 miles and houses the area's main business, commercial, leisure and shopping venues, as well as the North Devon District hospital. Fast road access to the area is provided by the A361, North Devon Link Road, which connects directly with the M5 at Junction 27, where there is also a main line railway station on the London Paddington line at Tiverton Parkway. There is also easy access to Exmoor National Park to the north east, offering excellent walking and riding. The property is also well located for exploring the whole of the North Devon area, including the dramatic coastline which at its nearest lies about 8 miles beyond Barnstaple and includes some of the best beaches in the South West at Croyde, Putsborough, Saunton (also with championship golf course) and Woolacombe to name but a few.

DESCRIPTION

A three bedroom semi-detached house in need of general modernisation, the layout on the ground floor briefly consists; Entrance hall, sitting room, kitchen/diner, side porch with access to garage and WC, lean to garden room, . On the first floor there are two double bedrooms a single bedroom and bathroom. Potential to convert the loft subject to planning permission. Outside there is off street parking for two vehicles to the front, along with on street parking, at the rear is a mature, enclosed garden.



GROUND FLOOR

ENTRANCE HALL with stairs off to first floor landing, under stairs cupboard. Doors off to SITTING ROOM with window to rear, fireplace, doors leading into; KITCHEN/DINER window to front and door leading into hallway, matching wall and base units, space for white goods, inset 1 ½ sink and drainer with mixer tap. French door lead into GARDEN ROOM with windows to three sides and overlooking garden, door looking out to side terrace. Stable style door leading to SIDE LOBBY with access out to the front and rear, low level WC. Internal door leading into GARAGE with up and over door to front and rear, power and light.

FIRST FLOOR

LANDING with window to front, loft access via hatch. TWO DOUBLE BEDROOMS at rear overlooking garden, one with cupboard housing Worcester gas boiler. FURTHER SINGLE BEDROOM to the front with cupboard over stairs. BATHROOM with opaque window to side, coloured suite comprising of panelled bath, pedestal wash basin and low-level WC, heated towel rail, partly tiled walls.

OUTSIDE

The front of the property has off street parking for two vehicles. There is an enclosed, mature garden at the rear with level lawns.

SERVICES

All main services are connected. Gas fired central heating.

DIRECTIONS

What3Words:

<https://w3w.co/scenes.overt.goodnight>

From Alexandra Road continue along Barbican Road, upon reaching the roundabout take the left hand tuning into Victoria Road and bear left up the hill and upon reaching the next roundabout take the right hand turning into Gould Road. Follow the road along for a short distance and number 76 will be located on the right hand side with name plate and For Sale board clearly displayed.

LETTINGS

There has never been a better time to consider a buy-to-let investment and this property may be of interest to buy-to-let investors. Our lettings department has prepared some figures for this property, which should be achievable in the current market. The Stags Residential Letting team would be happy to discuss these figures and provide further information about the letting services on offer. They can be contacted on 01271 322837 or rentals.northdevon@stags.co.uk.





Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	38	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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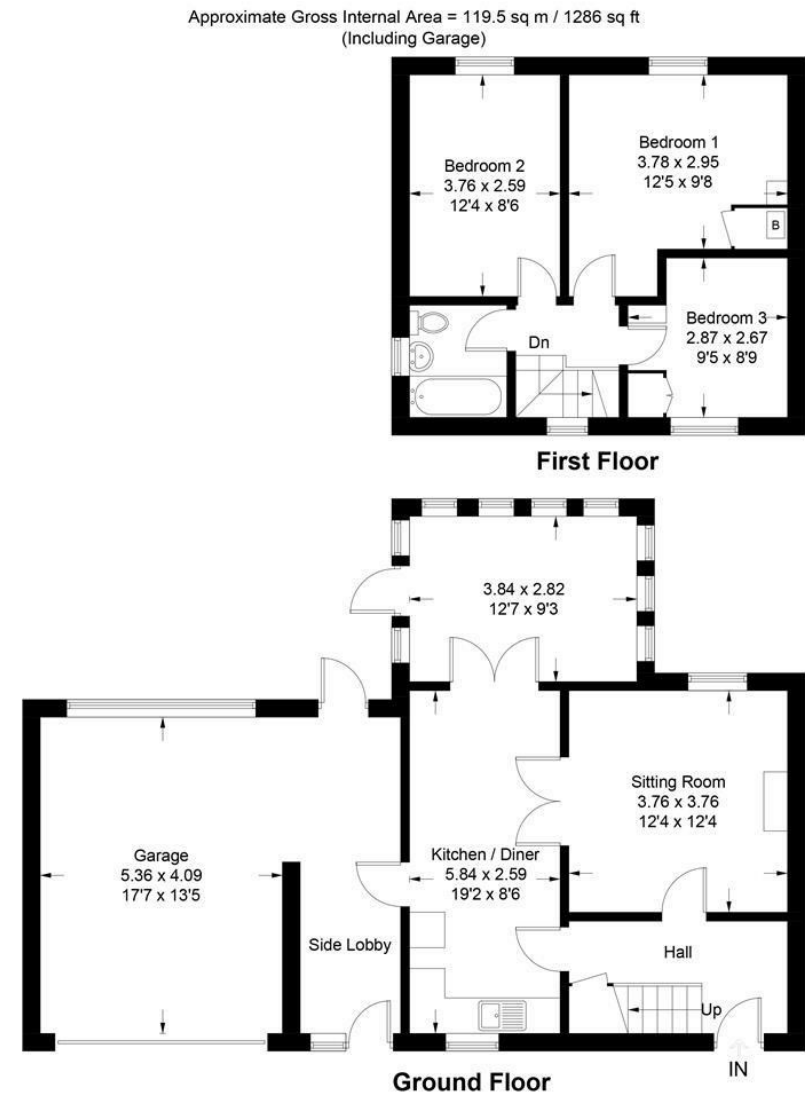


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