

2 Double Bed Detached Modern Home

Everglades, Goodleigh, Barnstaple, Devon, EX32 7NH

Offers In The Region Of

£425,000





2 Bed Detached Modern Home, Garage, Off Road Parking, Mature Garden

Everglades, Goodleigh, Barnstaple, Devon, EX32 7NH



Located towards the southern edge of the most popular rural village of Goodleigh, itself just 10 minutes drive north of Barnstaple the administrative centre for the North Devon area.

This attractively located property comprises a detached 2 double bedroom chalet bungalow having an entrance hallway, a large triple aspect lounge with wood-burning stove the room opening into a sunroom and beyond to a terrace overlooking fields. There is a comprehensively fitted kitchen, a study and a family shower room. On the first floor a double bedroom and en suite bathroom with access to loft space.

The property is approached through wide double gates to parking for 2/3 cars one to the front of its own garage. The gardens are mature, on differing levels, and include a large level lawn with mature shrubs and borders, together with a garden shed and greenhouse and a dedicated utility room.

Goodleigh is a lovely popular rural village centred around its ancient parish church, with village primary school and award-winning village Inn. There are plenty of walks around the area on tracks and country lanes.

Barnstaple, some 3 miles, provides an excellent range of business and leisure facilities with immediate access onto the A361/North Devon Link road which offers much improved access through to junction 27 on the M5 motorway just to the east of Tiverton where there is also the Parkway railway station from where journey times to London/Paddington are approximately 2 hours.

The North Devon coast with its variety of leisure facilities, golf, surfing, sailing, fishing and walking at Instow, Saunton and Putsborough are just some 8 to 15 miles to the west.

DETAILS

Set back from the approach road into the village, double gates open to the car parking with mature shrubs and borders with ornamental pond and central steps that lead down to the bungalow.

The property has been in current ownership for over 20 years this modern detached chalet bungalow is well presented, fully double glazed, with oil fired central heating and a wood-burning fire in the living room.

On purchase the buyers installed the new staircase in what is now the ground floor study, to allow for the formation of a good sized double bedroom on the first floor with countryside views, and an adjoining en suite bathroom from where access can be gained to a roof storage area.

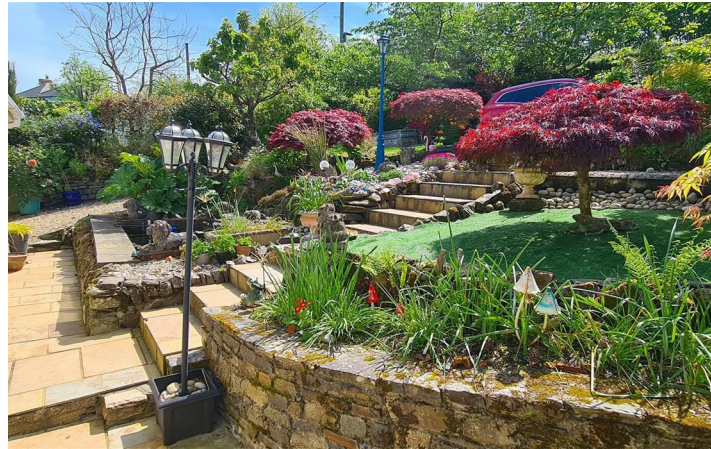
EPC - Band D

Council Tax - Band D but may be reassessed at some stage to reflect work done to the property.

Services. - Mains water and electric, private drainage, oil central heating

VIEWING

By appointment through our
Phillips, Smith & Dunn Barnstaple office-



Storm Porch

Part glazed entrance door to

Entrance Hall

Lounge 6.65 x 4.45 (21'9" x 14'7")

A bright triple aspect room. Wood burning stove set on slate hearth to front of cut stone fireplace. Double timber framed glazed doors open to the .

Garden Room 6.75m x 2.85 (22'1" x 9'4")

With views over fields to the north and doors opening on to a

Terrace

Countryside views and steps down to garden

Kitchen 3.78 x 3.25 (12'4" x 10'7")

Extensive worktops to all 4 elevations with a variety of drawers and cupboards under. Tiled splashbacks. Inset 4 ring hob, Sink unit with mixer tap, double oven.

Bedroom 1 4.23m x 3.50 (13'10" x 11'5")

Overlooking the view. Fitted wardrobes, kneehole dressing table and nest of drawers to either side. .

Shower Room

Modern 3 piece suite



Study 3.21 x 3.01 (10'6" x 9'10")

Fitted desk with drawers, stairs to first floor and storage cupboards under.

A garden store shed and a large greenhouse and views to the fields beyond.

First Floor

Bedroom 2 4.53 x 3.71 (14'10" x 12'2")

En Suite Bathroom

Modern 3 piece suite with corner jacuzzi bath with chrome mixer tap/telephone shower attachment, heated ladder towel rail. Door to

Loft Store

Off Road Parking for 3 cars

One space to the front of the garage and the others tandem style running down the slope to the bungalow.

Garage with Utility Room under

Private Mature Garden

To the south and front below the car parking borders and shrubs to each side of a set of steps that lead down to the front door. There is an ornamental pond as well. Access around the side to a large level lawn area with mature trees and shrubs giving great privacy.





DIRECTIONS

Grid Ref SS 595/340 From the traffic lights on the inner relief road in Barnstaple take the turning to Bratton Fleming /Goodleigh. After a mile or so take the right turn to Goodleigh/Brayford., As you enter the village through the 30 speed restriction the property is the third entrance to the left. Using the recommended what3words free app use [///roaring.distilled.outgoing](https://www.what3words.com/)



VIEWING

By appointment through
Phillips Smith & Dunn,
Phillips, Smith & Dunn
Barnstaple Office
01271 327878 Out of hours
Michael Challacombe 07970
445204



GROUND FLOOR



1ST FLOOR



EVERGLADES, GOODLEIGH, EX32 7NH

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.
Made with Metropix ©2023