

GROUND FLOOR



CHESTNUT VIEW, GOODLEIGH, EX32 7NL

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Offers In The Region Of

**£350,000**

**3 Bedroom Bungalow to update**

Chestnut View, Goodleigh, Barnstaple, EX32 7NL

- Village Bungalow
- Needs a Little Updating
- Living Room
- Gardens to Front and Rear
- Elevated Site
- 3 Bedrooms, Bathroom
- Galley Kitchen
- Far Reaching Views
- Sitting Room
- Garage

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or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

**Directions**

Grid Ref SS 607/343 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 go around the corner and as you start to rise up the hill the property is the second on the left. Using the recommended what3words free app use [///clockwork.dined.heartache](https://clockwork.dined.heartache)

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## Overview

An individual detached bungalow, 3 bedrooms, in need of some improvement and set in an elevated south facing site, looking over village housing to fields beyond and set in this most popular village between Barnstaple and the Exmoor National Park. The village of Goodleigh is set about 2 miles to the north east of Barnstaple the administrative centre for North Devon where there is a wide range of both business and leisure facilities including the green lanes shopping, out-of-town superstores, live theatre, new leisure Centre and direct access onto the A361/North. Devon Link Road and also access on to the Tarka Trail a almost traffic free cycle path and footpath running around the River Taw estuary.

The village is set around a central core of character cottages with the ancient village Church together with the noted Church of England village primary school and a village inn popular for its food.

Some 10 to 12 miles to the west of the dramatic North Devon coastline Saunton, Croyde, Putsborough and Woolacombe with associated leisure facilities, with the Exmoor National Park a closer distance to the east.



## The Property

Approached up a brick paviour drive with space for 2 cars, tandem style, to the front of its garage. A sloping lawn rises to the front with further garden to the rear. The bungalow is double glazed. The front door opens into a Lobby with hallway giving access to all rooms other than the galley style kitchen. To the front a sitting room with view. Behind a good sized living room with a number of store cupboards off and door to the galley style kitchen. There is a modern bathroom and separate w.c. and 2 double bedrooms and a large single bedroom. There is no central heating and the chimneys have been capped. New central heating, oil, electric radiator or LPG can be installed to a buyers choice.

Note - a new drive is being constructed in the field to the east to serve 2 new houses to be built.

## Room list:

### Entrance Hall

### Sitting Room

3.63m" x (11'11" x)

### Living/Dining Room

3.636 x 3.640 (11'11" x 11'11")

### Galley Style Kitchen

3.616 x 1.902 (11'10" x 6'2")

### Bedroom 1

4.704 x 3.631 (15'5" x 11'10")

### Bedroom 2

3.634 x 3.641 (11'11" x 11'11")

### Bedroom 3

3.339 x 2.563 (10'11" x 8'4")

### Lobby

### Bathroom

1.971 x 1.684 (6'5" x 5'6")

### Sep WC

1.837 x 0.907 (6'0" x 2'11")

### Garage - Off Road Parking

### Gardens

## Services

Main water, electric and drainage

## Council Tax

Band D

## EPC Rating

Band E

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on

01271 327878 Out of hours

Michael Challacombe [07970](tel:07970445204)

[445204](tel:445204)

