

GROUND FLOOR



CHESTNUT VIEW, GOODLEIGH, EX32 7NL

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3 Bedroom Bungalow to update

Chestnut View, Goodleigh, Barnstaple, EX32 7NL

Offers In The Region Of

£350,000

- Village Bungalow
- Needs Some Updating
- Galley Kitchen
- Private Rear Garden Area
- Elevated Site
- 3 Bedrooms, Bathroom
- Garage
- Far Reaching Views
- 2 Reception Rooms
- Good Sized South Facing Garden

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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 were 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 over a brick paviour drive with space for 2 cars, tandem style, to the front of its current garage. A sloping south facing lawn rises to the front with further private garden area 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.

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 445204](tel:07970445204)

