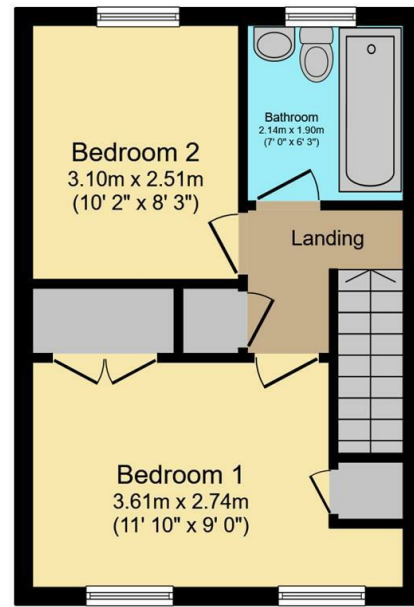


**Ground Floor**  
Floor area 30.8 m<sup>2</sup> (332 sq.ft.)



**First Floor**  
Floor area 30.8 m<sup>2</sup> (332 sq.ft.)

**TOTAL: 61.6 m<sup>2</sup> (663 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



**CHEQUERS**

INDEPENDENT ESTATE AGENTS

Smart Move

T: 01271 379314

E: enquiries@chequershomes.co.uk

W: chequershomes.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>		90	91
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

COUNCIL BAND A



66-67 Boutport Street, Barnstaple, Devon, EX31 1HG  
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**W:** chequershomes.co.uk



**113 GOULD ROAD, BARNSTAPLE, EX32 8EP**

113 Gould Road, Barnstaple

We advise that an offer has been made for the above property in the sum of £174,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Chequers Estate Agents  
01271 379314

**£179,950**

- A SPACIOUS 2 BEDROOM END OF TERRACE PROPERTY WITH ITS OWN ALLOCATED CAR PARKING SPACE AND ENCLOSED BACK GARDEN
- OPEN PLAN LOUNGE / KITCHEN-DINER
- 2 DOUBLE SIZED BEDROOMS
- BATHROOM
- BENEFITTING FROM GAS RADIATOR CENTRAL HEATING & UPVC DOUBLE GLAZED WINDOWS
- CONVENIENTLY LOCATED BEING WITHIN EASY REACH OF A TESCO SUPERSTORE, SHOP & POST OFFICE, FISH N CHIP SHOP AND THE BARUM GATE INN
- NO CHAIN



Chequers Estate Agents of Barnstaple are delighted to offer for sale 113 Gould Road, a high efficiency 2 bedroom end terrace house with its own allocated car parking space and enclosed garden. No. 133 Gould Road is considerable to be an ideal first time buy.

The property offers surprisingly spacious accommodation which benefits from gas central heating and UPVC double glazed windows. As you step inside you will be impressed with the size of the open plan style lounge / kitchen-diner, a great space ideal for a comfy corner sofa and dining table, there is also a downstairs W.C. Upstairs there is a bathroom with a white suite with a shower above the bath, and two double sized bedrooms with bedroom one having built in wardrobes. Outside there is an allocated car parking space while to the rear there is an enclosed back garden which has a paved / stone chipped seating area leading to a lawn with steps leading up to a second tier where you will find a garden shed which is included in the sale.

The Gould Road address is a convenient one being within easy reach of a Tesco superstore, and a school while Barnstaple the regional centre for North Devon is within 1 mile and offers a wide choice of shopping and leisure facilities as well as a train and bus station.

The property is available with no on going chain and appointments to view can be easily arranged by contacting Chequers Estate Agents of Barnstaple on 01271 379314.

#### FRONT DOOR TO

#### ENTRANCE HALL

Double radiator, power points.

#### OPEN PLAN LOUNGE/KITCHEN-DINER 22'5 X 11'10 (6.83M X 3.61M )

#### LOUNGE

Double radiator, power points, TV point, door to understairs storage cupboard.



#### KITCHEN-DINER

With a range of modern base and wall mounted cupboards, contoured work surface with a single drainer sink unit, electric cooker included in the sale, plumbing for washing machine, power points, double radiator, wall mounted gas boiler. Door to

#### DOWNSTAIRS CLOAKROOM

Low level W.C, wash hand basin, radiator, extractor fan.

#### STAIRCASE FROM ENTRANCE HALL TO

#### FIRST FLOOR LANDING

Door to airing cupboard with shelving and heater.

#### BEDROOM ONE 11'10 X 9'0 EXTENDING TO 15'9 (3.61M X 2.74M EXTENDING TO 4.80M )

Radiator, power points, built in wardrobes with hanging rail, door to overstairs storage cupboard.

#### BEDROOM TWO 10'2 X 8'3 (3.10M X 2.51M )

Radiator, power points, hatch to loft space.

#### BATHROOM

Featuring a white suite with a panelled bath with a shower over the bath, glazed shower screen, tiled wall surround, low level W.C, wash hand basin, radiator, extractor fan.

#### OUTSIDE

To the front there is allocated car parking space for one vehicle. To the rear there is an enclosed back garden with a paved and stone chipped seating area leading to a lawned garden with shrub beds bordering. Steps to a second tier where a garden shed is included in the sale. A gate provides rear access.

#### AGENTS NOTE

The property is currently a shared ownership property with 125 year lease from 30/01/2015. It will become freehold. The staircasing process will take approximately 90 days from the date of acceptance.

#### NOTE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.