



119 Gould Road, Barnstaple, EX32 8EP

50% Shared Ownership £92,500

A well-presented 2-bedroom terraced home available with 50% shared ownership. Featuring an open-plan living area, downstairs W.C., two double bedrooms, allocated parking, and an enclosed rear garden. Ideal for first-time buyers looking to get on the property ladder in a popular residential location.

Description

Tucked away in a popular and convenient residential setting, 119 Gould Road is a smart and energy-conscious two-bedroom terraced home offering comfortable living, modern convenience, and a private outdoor space to enjoy.

Step inside and you're greeted by a surprisingly spacious open-plan living area that seamlessly combines lounge, dining, and kitchen zones — ideal for everyday living and hosting guests. Large windows fill the space with natural light, while the layout provides room for a cosy sofa setup and a dining table. A ground floor cloakroom adds extra practicality.

Upstairs, the home features two well-proportioned double bedrooms, including a principal bedroom with built-in storage, plus a family bathroom fitted with a white suite and shower over the bath.

Outside, the property benefits from an enclosed rear garden laid out over two levels, with a patio and stone-chipped seating area, lawn, and a raised terrace with garden shed – perfect for outdoor dining, relaxing, or a bit of light gardening. An allocated parking space completes the offering.

Well-suited to first-time buyers or those seeking an easy-to-maintain home in a sought-after area, this property is ready to move into and enjoy.

Shared Ownership

If you are looking for a way to get onto the property ladder without having to save for a lifetime for a deposit, then Shared Ownership may well be the route for you.

Shared Ownership is a home ownership scheme run through housing associations, local councils, and even private companies, which allows you to buy a portion of a home whilst paying rent on the remaining share. The part rent/part buy scheme can be a great way of getting onto the housing ladder if home ownership is something you aspire to. However, there are a lot of factors you need to consider, which we have highlighted below.

Information below sourced from the official Government site that you can read here: <https://www.gov.uk/shared-ownership-scheme>

Any potential purchasers must meet the following:

Be at least 18 years old

Their annual household income must not be more than £80,000.00

They must either be a first time buyer, currently don't own a home or are in the process of selling their other property – by the time the sale completes

the shared ownership property must be their sole property and main residence.

They must not be able to afford a property that meets their needs on the open market.

Kitchen / Lounge 22'4" x 11'10" (6.83 x 3.61)



WC

Bedroom 1 11'10" x 8'11" (3.61 x 2.74)



Bedroom 2 10'2" x 8'2" (3.10 x 2.51)



Bathroom 7'0" x 6'2" (2.14 x 1.90)



Garden

Information

Age - 2015

Tenure - Leasehold 50% Share

Rent - £129.35pm (review April 2026)

Service Charge - £10.60pm (review April 2026)

Heating - Gas Combi Boiler

Drainage - Mains

Windows - UPVC double glazing throughout

Council Tax - Tax band A

EPC Rating - B 85 - Potential to be B 85

Nearest Primary School - Newport Primary School
0.34m

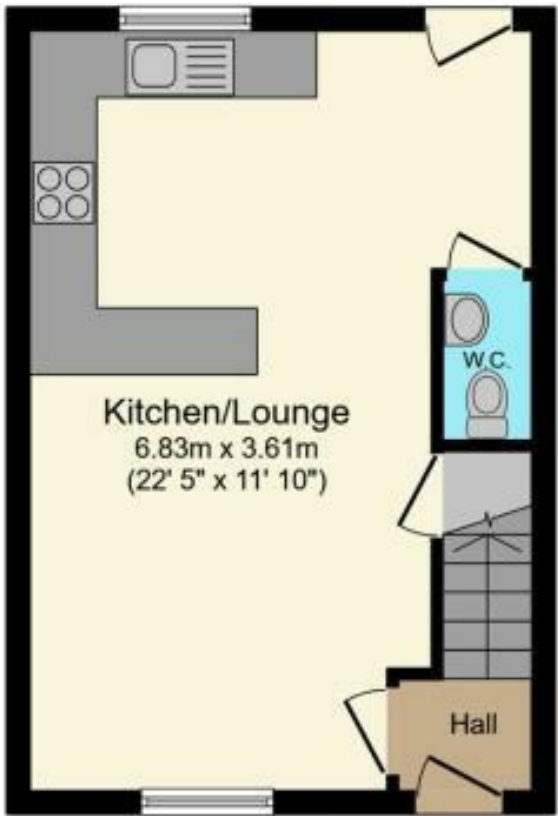
Nearest Secondary School - Park Community
College 0.66m

Seller's position - Vendors are searching for an
onward purchase

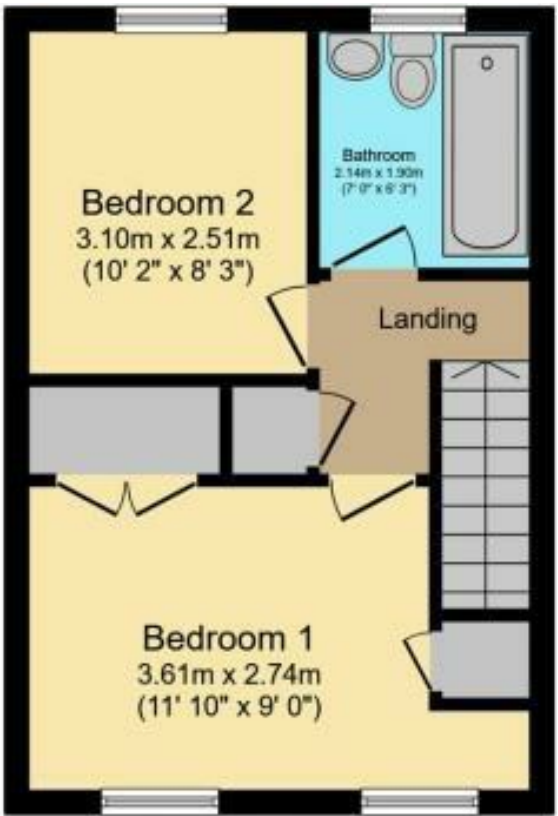
Note

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.

Floor Plan



Ground Floor
Floor area 30.8 m² (332 sq.ft.)

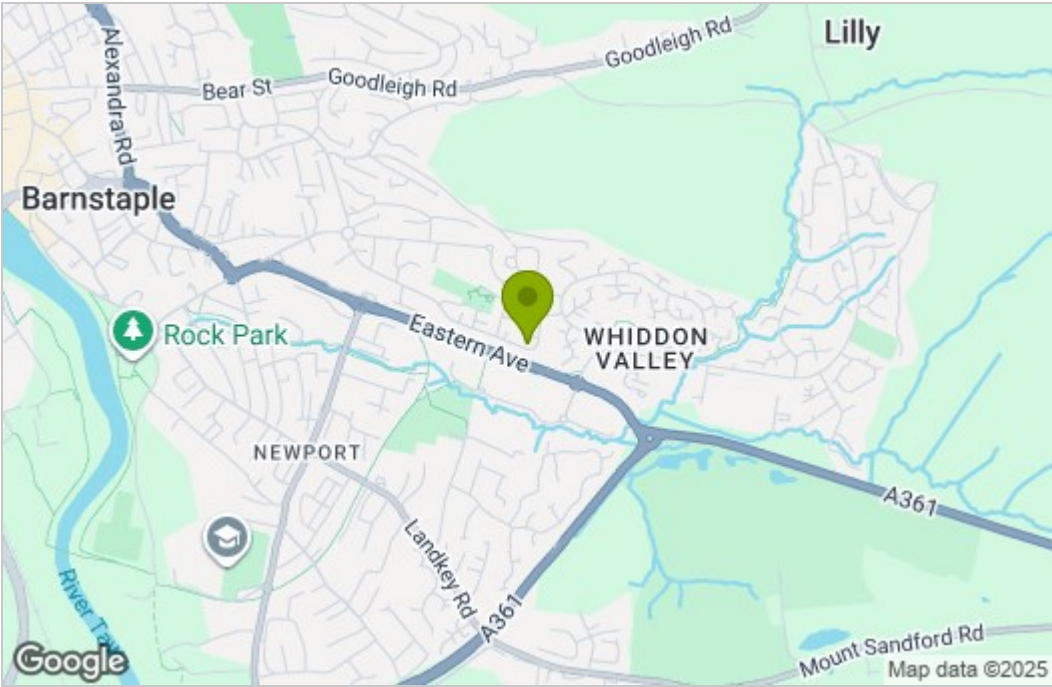


First Floor
Floor area 30.8 m² (332 sq.ft.)

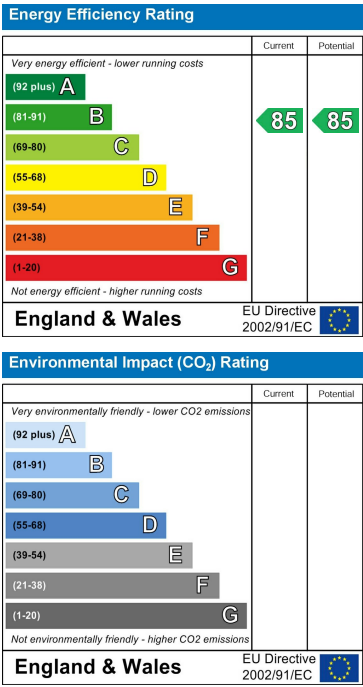
TOTAL: 61.6 m² (663 sq.ft.)

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.co

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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