



20 Goodwood Park Road, Northam, Bideford, EX39 2RR

£435,000

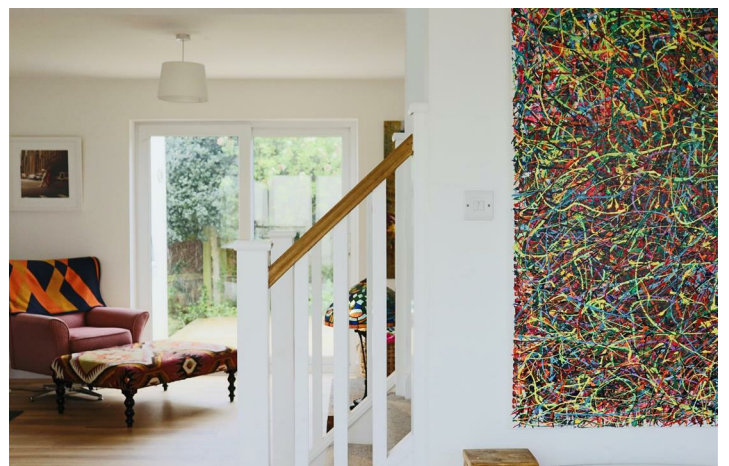
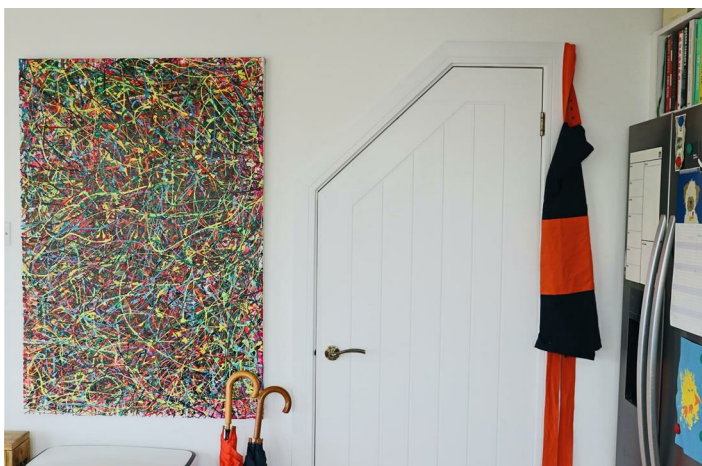
- Family Home
- Kitchen/Diner
- Popular Residential Location
- Tastefully Presented
- Planning Permission Granted: 1/0530/2022/FUH
- Off Road Parking & Garage
- Close To Town
- Must View!

20 Goodwood Park Road, Bideford EX39 2RR

A turn-key affordable executive home on a stunning corner [view] plot in the highly sought after neighbourhood of Goodwood Park, with easy access to the coastal path, and with a bus route just a short stroll away. The property boasts 3 double bedrooms and a modern family bathroom on the first floor, with a seamlessly designed open plan living area on the ground floor. Occupying an enviable position within the development, with distant views towards the estuary and a corner plot with wrap around garden. Offered with no onward chain this property can be occupied with minimal expense and delay and an early internal inspection is highly recommended to avoid disappointment.



Council Tax Band: D



Ground Floor

Lounge

20'9" x 11'7"

The lounge offers a perfect space to unwind with a cosy log burner and log store, with sliding bi-fold doors leading out onto the decking, which draws the outside in.

Kitchen/Diner

12'6" x 9'1" (kitchen area) 12'4" x 11'6" (dining)

The kitchen is fitted with matching hand and eye level gloss units, with an integrated dishwasher and space for a large fridge/freezer and range oven. With the addition of a breakfast bar creating informal yet social dining and divides the kitchen and dining area. The dining area is fitted with bifold doors which lead out to the front of the property.

Pantry

A handy pantry fitted with shelving and has plumbing for a washing machine.

First Floor

Bedroom One

14'1" x 12'8"

A generous sized master bedroom with luxury panelling and large fitted wardrobes, with distant estuary and countryside views.

Bathroom

9'4" x 8'5" (narrowing to 5'6" x 4'11")

Comprising of a modern suite with P shaped bath with shower over, low level WC, wash hand basin and heated towel rail.

Bedroom Two

11'8" x 10'7"

A further double bedroom with large window allowing the room to flood with light.

Bedroom Three

10'0" x 8'5"

A further good sized bedroom.

Garage

18'5" x 13'7"

Single garage with up and over garage door and rear door for access, benefitting from electric and light.

Outside

The property is approached via a private driveway which offers off road parking for 3-4 cars. The front garden is laid to lawn and there is access around both side of the house to the rear garden, which is a private decked area creating a sun trap and an ideal socialising area.

Agents Note

The property has granted planning permission to extend into the garage, with the application reference: 1/0530/2022/FUH.

Services

All mains services connected. Gas fuelled central heating.

Viewings

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 45999





Directions

From our office at 6a The Quay with the River Torridge on your right hand side proceed towards Northam passing Morrisons supermarket on your right hand side and Rydon Garage on your left. Continue until you reach the Heywood Road roundabout. Proceed straight across and take the second right hand turning on your right into Goodwood Park Road. Follow the road and bear right at the bottom, then take your second left hand turning and you will see number 20.

Viewings

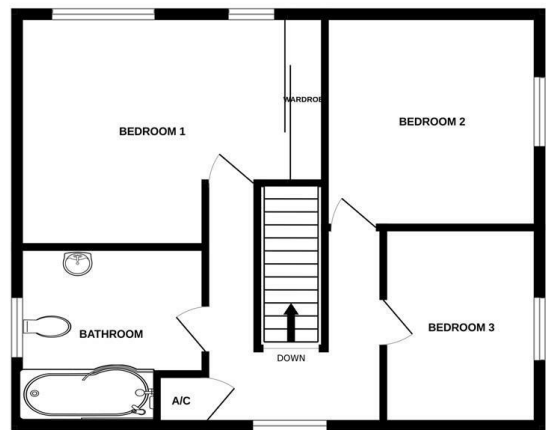
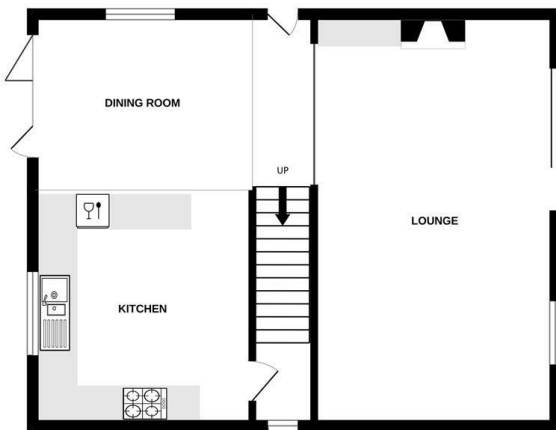
Viewings by arrangement only. Call 01237 459 998 to make an appointment.

EPC Rating: TBC.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.

1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 1092 sq.ft. (101.4 sq.m.) approx.

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.

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