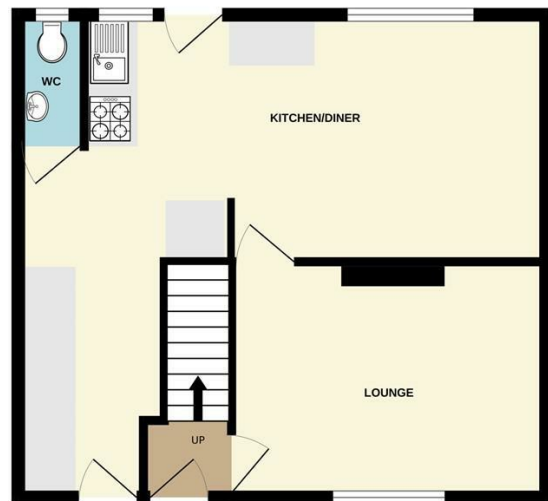
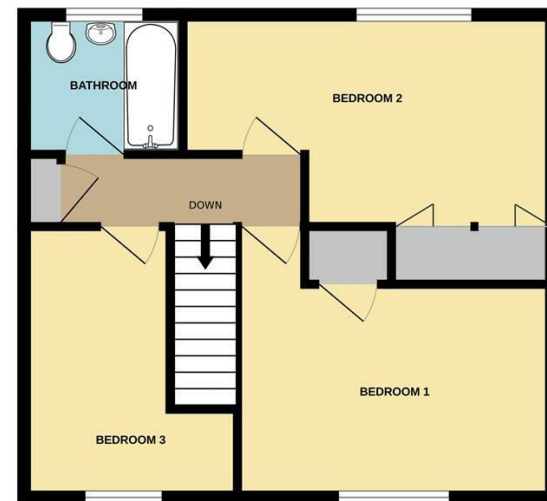


GROUND FLOOR
470 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.1 sq.m.) approx.



GOAMAN ROAD, BIDEFORD

TOTAL FLOOR AREA: 944 sq.ft. (87.7 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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19 Goaman Road

Bideford, EX39 4HB

£215,000

- Mid-Terraced Family Home
- Well-Planned Accommodation
- Spacious Kitchen/Diner
- Cosy Lounge
- Delightful Garden
- Far-Reaching Views
- Overlooking The Green
- Popular Residential Location
- No Onward Chain

Directions

From Bideford Quay, head across The Old Bridge to East The Water. Proceed straight ahead into Station Hill and continue to the top. At the roundabout turn right into Gammaton Road and continue to the top of the hill. As the road levels, turn right into Chubb Road and immediately left into Goaman Road. The property will be found after a short distance on the left hand side, within the upper row of terraced homes.

Looking to sell? Let us value your property for free!

Call 01237 879797

or email bideford@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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Entrance Hall - This inviting space welcomes you into the home.

Lounge - 4.10m x 3.09m (13'5" x 10'1") - A comfortable reception room, found at the front of the home.

Kitchen/Diner - 6.07m max x 3.26m (19'10" max x 10'8") - This spacious open-plan room is fitted with a range of work surfaces comprising a sink and drainer unit with drawers and cupboards below and matching wall-units over, built-in oven and hob with extractor over, space for fridge/freezer, dishwasher and washing machine, ample dining space and doors opening to the front and rear gardens.

Cloakroom - Fitted with a low-level W.C and wash basin.

First Floor - Landing with useful cupboard.

Bedroom One - 4.04m x 3.56m narr. to 2.81m (13'3" x 11'8" narr. to 9'2") - A large double bedroom with a built-in wardrobe, found at the front of the home.

Bedroom Two - 4.85m max x 2.88m narr. to 1.83m (15'10" max x 9'5" narr. to 6'0") - A further double bedroom with built-in wardrobes, found at the rear of the home.

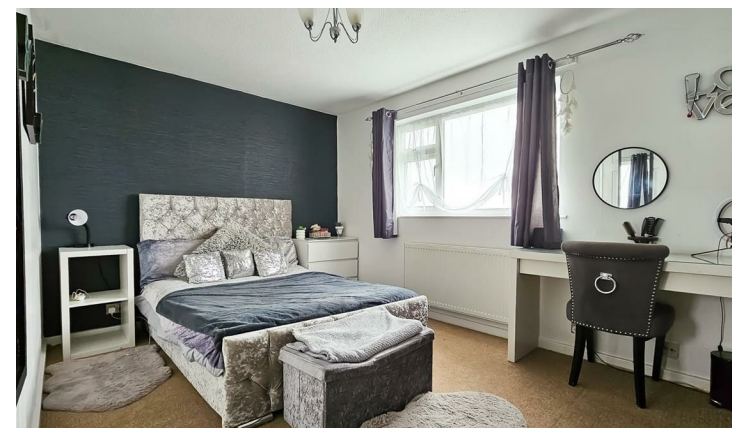
Bedroom Three - 3.73m x 2.87m narr. to 1.90m (12'2" x 9'4" narr. to 6'2") - A small double or large single bedroom, that could alternatively be utilised as a home office, found at the front of the home.

Bathroom - Fitted with a suite comprising a bath with shower over, low-level W.C and wash basin.

Outside - The property is approached at the front by a manageable courtyard garden laid for easy maintenance whilst to the rear is a terraced garden with a patio and steps rising to a level lawn with space for a shed.

Occupying a popular residential location overlooking green space, this well-planned 3 bedroom mid-terrace family home offers easy to run accommodation close to nearby shops, parks and schools. Perfect for those seeking their first home, a property to downsize or a sound buy to let investment, this manageable home is not to be missed.

The port town of Bideford offers residents a wide range of amenities including a number of locally owned and operated shops and stores, a post office, number of banks, a medical centre, cafes, restaurants and public houses, primary and secondary schooling along with other leisure facilities. The nearby coast is close to hand with the quaint fishing village of Appledore, glorious sandy beach at Westward Ho! and the popular North Devon coast within a short drive and connected by a regular bus service. Further tourist locations of Croyde, Woolacombe, Ilfracombe, Hartland and Bude are all within 1hrs drive. There are also good transport links to Barnstaple, the regional centre, which provides High Street shopping, a rail link to Exeter and convenient route to the M5 motorway via the North Devon Link Road.



Services

All Mains Connected.

Council Tax band

A

EPC Rating

Tenure

Freehold

Viewings

Strictly by appointment with the Bideford branch on 01237 879797

