



56 Goodwood Park Road

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



Bideford Town centre 1 mile, Northam Village 1 mile, Westward Ho!/beach 1.5 miles, Instow village/beach 3.5 miles, Barnstaple Town 8.5 miles. South West Coast Path, Morrisons Supermarket and Primary Schools nearby.

A 4 bedroom detached house conveniently located approximately 1 mile from the town centres of Bideford & Northam.

- Detached
- 4 Bedrooms
- 2 Bathrooms
- Popular location
- Off-road parking and garage
- No onward chain
- Freehold
- Council tax band D

DESCRIPTION

A well-presented detached four bedroom property which presents rendered elevations with double glazed windows, beneath a tiled roof, driveway parking for two vehicles and detached single garage. Situated within an established, popular development conveniently located approximately 1 mile from the town centres of Bideford & Northam. Being offered with no onward chain.

ACCOMMODATION

Front door into entrance hall with WC and sink. Dual aspect living room with electric fireplace and sliding doors to the garden terrace, this flows nicely into the dining room with sliding doors onto the garden terrace and door into the kitchen which includes a range of fitted units, integrated oven and dishwasher, gas hob and inset sink. Utility room with space for white goods, fitted units, inset sink and door to the garden.

The first floor includes four double bedrooms with the principal benefiting from build in wardrobes and a shower ensuite. The family bathroom comprises of WC, sink with vanity and bath with shower above.

OUTSIDE

Front garden with planted beds, steps to front door and gate to rear garden. The rear garden is private and includes a raised decked terrace for seating, lower level garden, additional decked area which has potential to be adapted to suit a buyer's needs, door to rear of garage and gate to the driveway parking. All surrounded by an assortment of plants, shrubs and trees. The driveway parking is to the rear and includes space for two vehicles and a single garage with up and over door.

SITUATION

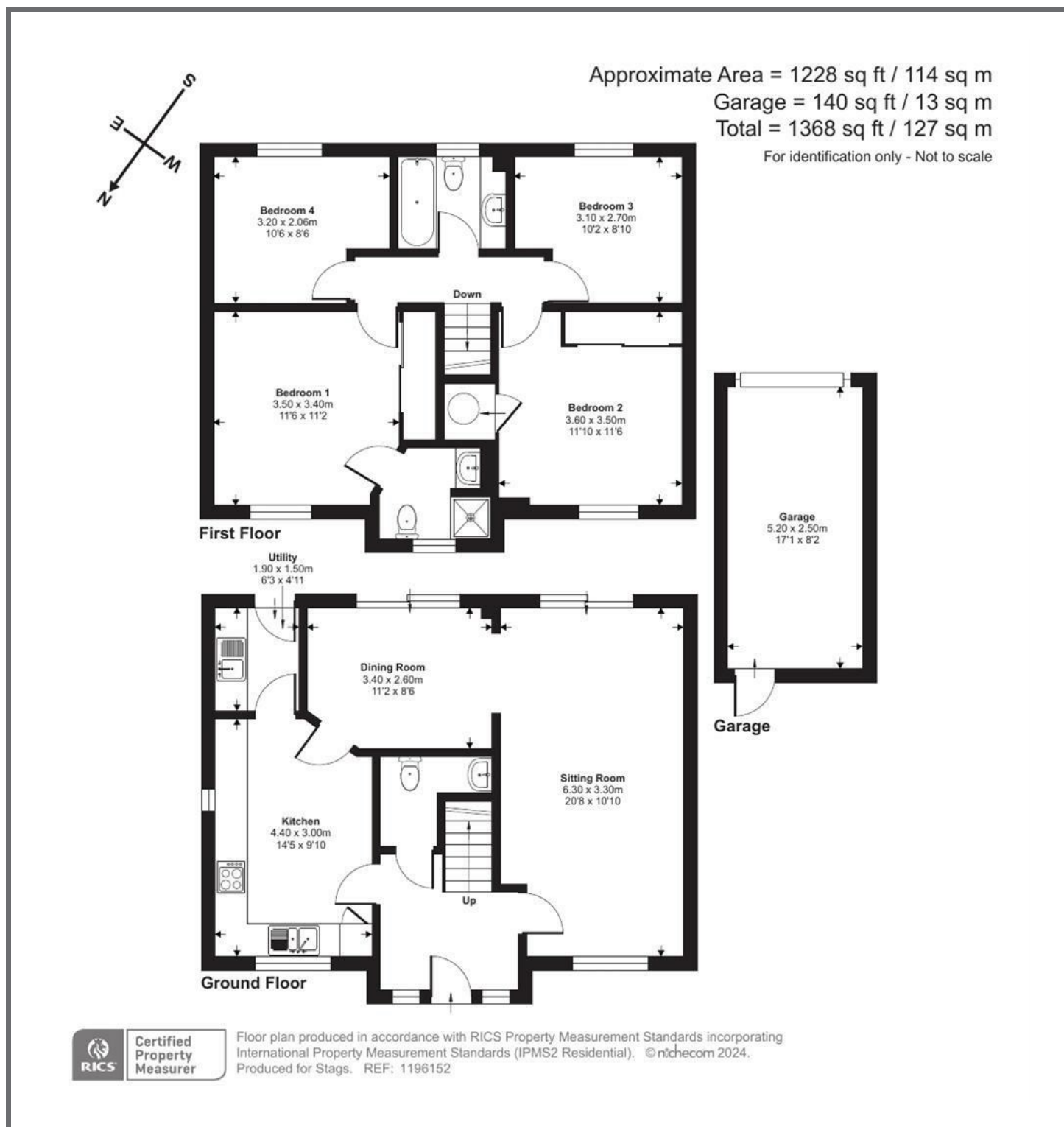
Goodwood Park Road is one of the most popular residential areas being within walking distance of Bideford's amenities yet close proximity to the sandy, surfing beach at Westward Ho! The historic port and market town of Bideford sits on the banks of the River Torridge, offering a range of amenities including various shops, banks, butchers, cafes, bakeries, places of worship, pubs and restaurants. Schooling for all ages (public and private), five supermarkets and Affinity Retail Park with a range of well-known branded shops and factory outlets. From Bideford, there is also access to the Tarka Trail, which affords superb walks or cycle rides that extend beyond Great Torrington and Barnstaple. Northam village, just a mile away, has a range of amenities including Post Office, newsagents, small supermarket, pubs and restaurants, church, primary school, library, health & dental centre and a gym and swimming pool. The coastal town of Westward Ho! with its three mile long sandy beach, adjoining Northam Burrows Country Park and The Royal North Devon Golf Club, has shops, pubs, restaurants and access to the South West Coast Path, affording excellent walks. The regional centre of Barnstaple has a wider range of business, shopping and commercial venues, A361 link road to the M5 or the train station.

PROPERTY INFORMATION

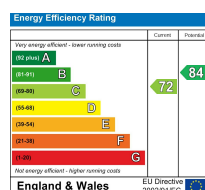
All mains connected.
Gas central heating.
Traditional brick build with tiled roof.
According to Ofcom, Ultrafast broadband is available at the property and mobile signal is likely with EE, Vodafone, O2 and Three. For further information please see the Ofcom website.

Guide Price £450,000





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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