



56 Goodwood Park Road, Guide Price £425,000
Northam, Bideford, Devon EX39 2RR

An impressive 4-bedroom detached family house - with detached garage, driveway and a lovely south-facing garden. The accommodation flows well for the modern family and benefits from an impressive double aspect lounge with access to the garden, dining room & kitchen/breakfast room that inter-connect, a great landing space on the first floor which hosts 4 generous bedrooms (1 en-suite) and a family bathroom. No chain.

Situated in the favoured Goodwood Park Road – with its pedestrian link to the footpath along River Torridge and walking distance of the village of Northam. The village benefits from a good range of shops catering for day to day needs, library, Junior School, Health and Dental Centres, Leisure Centre and the Burrows Country Park together with Visitor's Centre. Northam is situated between Appledore, famous for its pretty winding streets and Quayside overlooking the Estuary across to Instow, with its restaurants and public houses and Westward Ho!, with its long sandy beaches and championship Golf Course. A regular bus service provides access to the port and market town of Bideford, approximately 1.5 miles distant.



This is an excellent house, situated in a highly sought after residential area close to the river – A rare opportunity.

Outside: To rear of the property and accessed via the garden is a detached GARAGE with power and lighting, Up[& ove entrance door and side door.

The gardens to number 56 are of particular note. The garden faces south/south west and benefits from all day sunshine, it has been designed to accommodate various areas to enjoy – with a neat lawn and attractive decking immediately adjoining the rear of the house – perfect for entertaining. The garden and property are unusually distant from neighbours, indeed there are no properties that directly overlook.

Services: All mains services are connected including gas central heating.

Council Tax Band: E

EPC: C

Directions: From Bideford proceed as to Northam passing through the Torridge Bridge roundabout thereafter taking the second turning right into Goodwood Park Road. Follow the road down and eventually taking a left turning, there are signs guiding you and the house will be found towards the end on the right-hand side of the cul-de-sac.





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Approximate total area⁽¹⁾

115.68 m²

1245.18 ft²

Reduced headroom

0.19 m²

1.96 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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