



Dawson, 63 Goodwood Park Road
Northam | EX39 2RR

JAMES FLETCHER
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Dawson, 63 Goodwood Park Road

Tucked away within one of Northam's most desirable residential locations and just moments from tranquil riverside walks along the coast path, this beautifully balanced 4-bedroom detached home is well-placed for comfort and convenience, close to the beach at Westward Ho!. Built for modern living and "future-proofed" for years to come, this former show home enjoys spacious, well-planned and stylishly-presented accommodation, along with a delightful rear garden, ample off-road parking and a large double garage. Recently upgraded for high-efficiency too, the property currently boasts a number of "Smart" features including solar panels & voice controls, making this impeccable residence the perfect home for those seeking space and practicality within a much sought-after position close to the coast in North Devon.

The property is well-placed just minutes from tranquil riverside walks along the coast path, with pedestrian access at the end of the cul-de-sac, and offers easy access to Northam, Appledore, Westward Ho! and Bideford, along with the A39. Northam itself is a charming village situated on the North Devon coast, offering a delightful blend of history, natural beauty, and community spirit. From Bone Hill, it overlooks the estuary where the Taw and Torridge rivers converge, providing breath-taking views. The village offers a convenience store and newsagents along with a doctor's and dentist surgery, primary schooling and a swimming pool/gym. The nearby Northam Burrows Country Park, forming part of North Devon's UNESCO Biosphere, is also home to the Royal North Devon Golf Course. A popular village, Northam offers residents a quieter alternative to the traditional coastal locations but is within walking distance of both Appledore & Westward Ho!. Appledore is a historic maritime village with a bustling quayside, popular cafes and restaurants and narrow streets lined with fishermen's cottages whilst Westward Ho! boasts a sandy, blue-flagged beach, popular with families and surfers alike. In addition, Instow, found just across the estuary, offers a riverside beach with sand dunes, access to the Tarka Trail and a number of award-winning restaurants, along with the popular yacht club and a pedestrian ferry to Appledore in the summer months.

Also close by, and connected by a regular bus service, is the historic port town of Bideford, which provides a wider range of facilities including a number of locally owned and operated shops and bistros, banks, a post office, secondary schooling and supermarket shopping.

The A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South. From here, the A39 links up with the A361 to Tiverton, where there is a direct rail connection to London Paddington. To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919



STEP INSIDE

This impressive home opens to an inviting hallway with stairs to the first floor, useful storage and a convenient ground floor cloakroom fitted with a low-level W.C and wash basin. The accommodation then opens to a stylishly-fitted kitchen/diner/family room with utility room off, a spacious lounge with double doors allowing for airy open-plan living, and an adaptable home office/play room at the front. The contemporary kitchen is fitted to a high-specification and comprehensively equipped with range of solid Quartz work surfaces with an inset 1 & 1/2 bowl sink unit, high-gloss drawers and cupboards below and matching wall-units over, built-in "Smeg" appliances include a high-level double oven and a 5-ring induction hob, fridge and dishwasher, along with an instant coffee machine & a Quooker instant hot water tap. The kitchen/diner/family room is a real social hub with double doors to the spacious lounge, with both rooms also featuring bi-fold doors onto the patio with a thoughtfully-constructed Veranda, creating the perfect transition from indoor to outdoor living throughout the year. In addition, the utility is fitted with a range of work surfaces, a sink and drainer unit, a built-in fridge/freezer, washing machine & tumble dryer, and a door to outside.

The first landing opens to 4 double bedrooms - each with built-in wardrobes - the family bathroom, and a convenient linen cupboard. The main bedroom is found at the front of the home and enjoys an ensuite, stylishly-fitted with a shower, low-level W.C, wash basin and a heated towel rail. 3 further double bedrooms offer tremendous flexibility and are perfect for children or guests, whilst the smaller room could be utilised to use as a snug/media room. The family bathroom is well-fitted with a white suite comprising a bath with shower over, low-level W.C, wash basin and heated towel rail.

In all, this impressive contemporary residence offers comfort and convenience along with "future-proof" upgrades keeping running costs to a minimum.

OUTSIDE & PARKING

The property is approached at the front by a generous driveway providing off-road parking for a number of cars and leading to the double garage (which is insulated and plastered) with up & over doors, light and power connected, and a personal door at the side. There is a manageable front garden with chippings, mature plants and shrubs and an ornamental tree, along with side access to the rear which provides a peaceful escape. Immediately enjoying a large patio covered by a Veranda, there are steps up to a level lawn with flower beds and borders, extensively stocked with a variety of plants, shrubs and ornamental trees offering a splash of colour throughout the year. The rear garden offers a good degree of privacy, perfect for little ones to explore, those with "green-fingers" to thrive, or simply relax and unwind, also providing a charming garden studio. In addition, just a short walk away there is pedestrian access at the end of the cul-de-sac to the coast path leading to tranquil riverside walks.

UPGRADES & FEATURES

The property has been "future-proofed" by the current owners and is currently fitted with a number of High-Efficiency & "Smart" features such as; Solar Panels (for electricity & hot water), Battery Storage & an EV charger, along with voice controlled lighting, heating & lifestyle features (via the Google Home app). An app can also be installed to control the flow of power from the solar panels, ensuring optimal efficiency.



AGENTS NOTE

The battery storage and EV charger can be included by separate negotiation.

VIEWINGS

If you would like to view this wonderful home, please contact local Bideford estate agent James Fletcher. Viewings are strictly by appointment with the sole selling agent and 24hrs notice will usually be required, please confirm your appointment before travelling.

NORTH DEVON

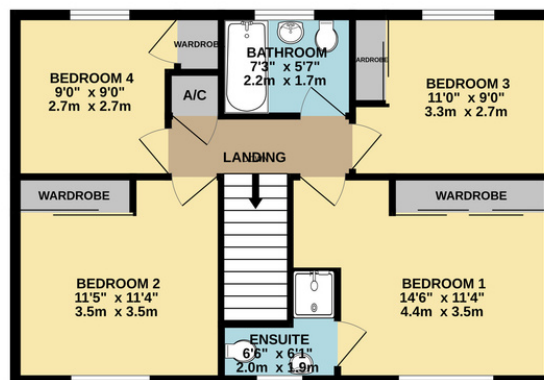
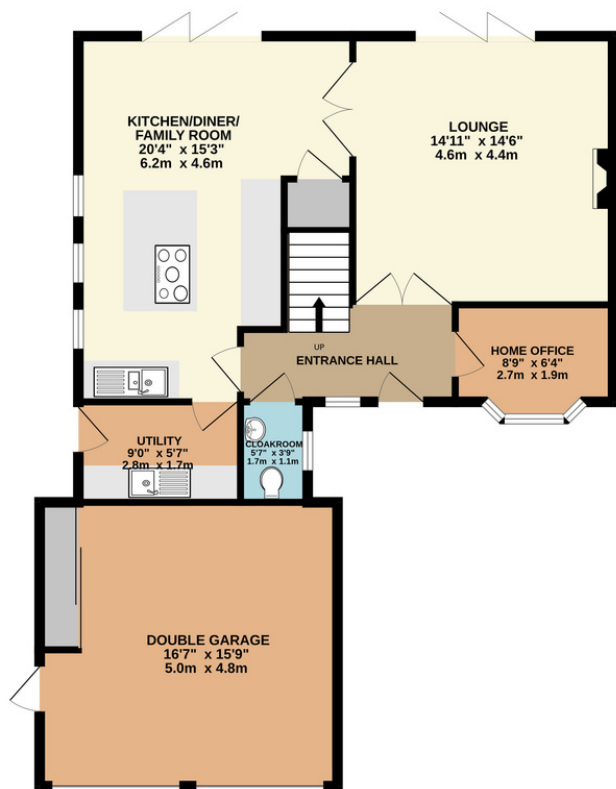
Where the rugged coastline meets rolling countryside. With its charming villages, nestled among lush green landscapes, and renowned beaches attracting surfers and sun-seekers alike, North Devon offers an unparalleled lifestyle. Whether you're drawn to the vibrant culture, the tranquil beauty, or the rich maritime heritage, there's something for everyone. With a diverse range of properties, from quaint cottages and luxury coastal homes to grand country estates, North Devon promises not just a place to live, but a way of life.





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- **Services:** Mains Gas, Electricity, Water & Drainage.
- **Tenure:** Freehold
- **EPC:** C (Solar Panels & Battery Storage have since been installed)
- **Council Tax Band:** E
- **Local Authority:** Torridge District Council
- **Sellers Position:** Actively seeking their next home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GOODWOOD PARK ROAD, NORTHAM

TOTAL FLOOR AREA : 1542 sq.ft. (143.2 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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Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs, including colourised images to show the plot, are provided for guidance only. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.

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