



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

---

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

Bideford Town Centre - 1 mile, Northam Village - 1 mile, Westward Ho! - 1.5 miles

• Well proportioned house • Popular location • Sizeable garden, garage and off-road parking • Gas-fired central heating • 12+ months • Available from mid-September • Pets considered subject to vetting • Deposit £1,673 • Council tax band D • Tenant Fees Apply

£1,450 Per Calendar Month

01271 322837 | [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk)

## THE ACCOMMODATION COMPRISES

Composite front door into:

### ENTRANCE HALL

Welcomes you into the home. Tiled floor. Radiator. Smoke alarm. Thermostat.

### CLOAK ROOM

Wash hand basin, WC. Tiled floor. Extraction fan. Radiator.

### LIVING ROOM

Spacious dual aspect room. Laminate flooring. Feature electric fire. Two radiators. Sliding patio doors onto decking.

### DINING ROOM

Tiled floor. Radiator. Sliding patio doors onto decking.

### KITCHEN/BREAKFAST ROOM

Dual aspect space. Oak-effect laminate kitchen units with stainless steel handles and dark grey work surface. Gas hob. Electric oven and grill. Extraction hood. Integrated dishwasher. Black composite 1.5 bowl sink, drainer and stainless steel mixer tap. Tiled floor. Radiator.

### UTILITY ROOM

Handy room with units matching the kitchen. Stainless steel sink, drainer and taps. Gas boiler. Space and plumbing for washing machine and tumble dryer. Heating programmer. Extraction fan. Tiled floor. Radiator. Fuse board. Back door to garden.

### FIRST FLOOR LANDING

LVT floor covering. Radiator. Smoke alarm.

### BEDROOM 1

Spacious double with built-in wardrobe. LVT flooring. Radiator.

### EN-SUITE SHOWER ROOM

Shower cubicle. Wash hand basin with vanity unit. WC. Radiator. LVT flooring. Extraction fan.

### BEDROOM 3

Double bedroom. Carpet. Radiator.

### BEDROOM 2

Double bedroom. Wardrobe. Radiator. Airing cupboard.

### BEDROOM 4

Compact double or large single room. Radiator. Carpet.

### FAMILY BATHROOM

3-piece white suite with shower over the bath. LVT flooring. WC. Wash hand basin with vanity unit. Radiator. Extraction fan.

### 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, 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.

### SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas-fired central heating

Ofcom predicted broadband services - Ultrafast: Download 1800 Mbps, Upload 1000 Mbps. Standard: Download 29 Mbps, Upload 6 Mbps.

Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone.

Local Authority: Council tax band D

### 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.

### DIRECTIONS

What3words ///dabbled.sandals.passwords

### RENTERS RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at [Stags.co.uk](https://stags.co.uk).

### LETTINGS

The property is available to let on an assured periodic tenancy, unfurnished and is available mid-September. RENT: £1,450 pcm exclusive of all charges. DEPOSIT: £1,673 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). A minimum annual gross household income of £43,500.00 is required to be considered.

References required, viewings strictly through the agents.

Pets may be considered at this property subject to a vetting application.

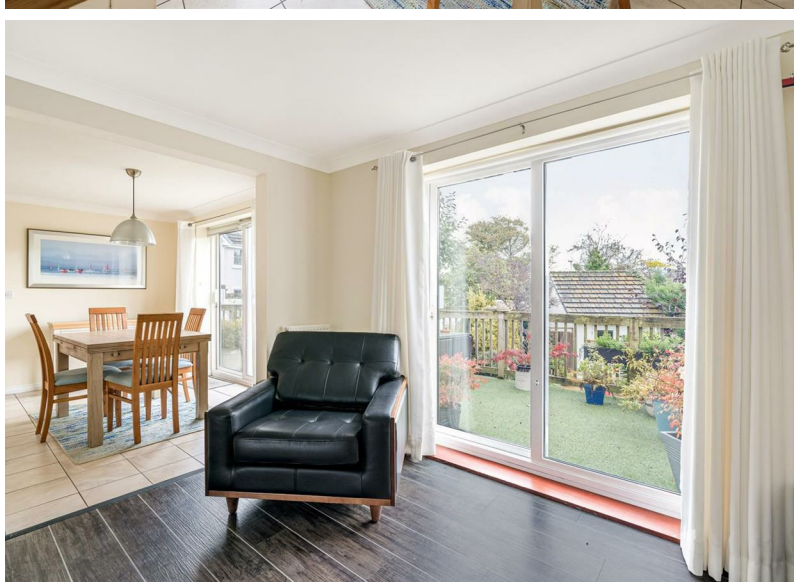
### TENANT FEES & HOLDING DEPOSIT

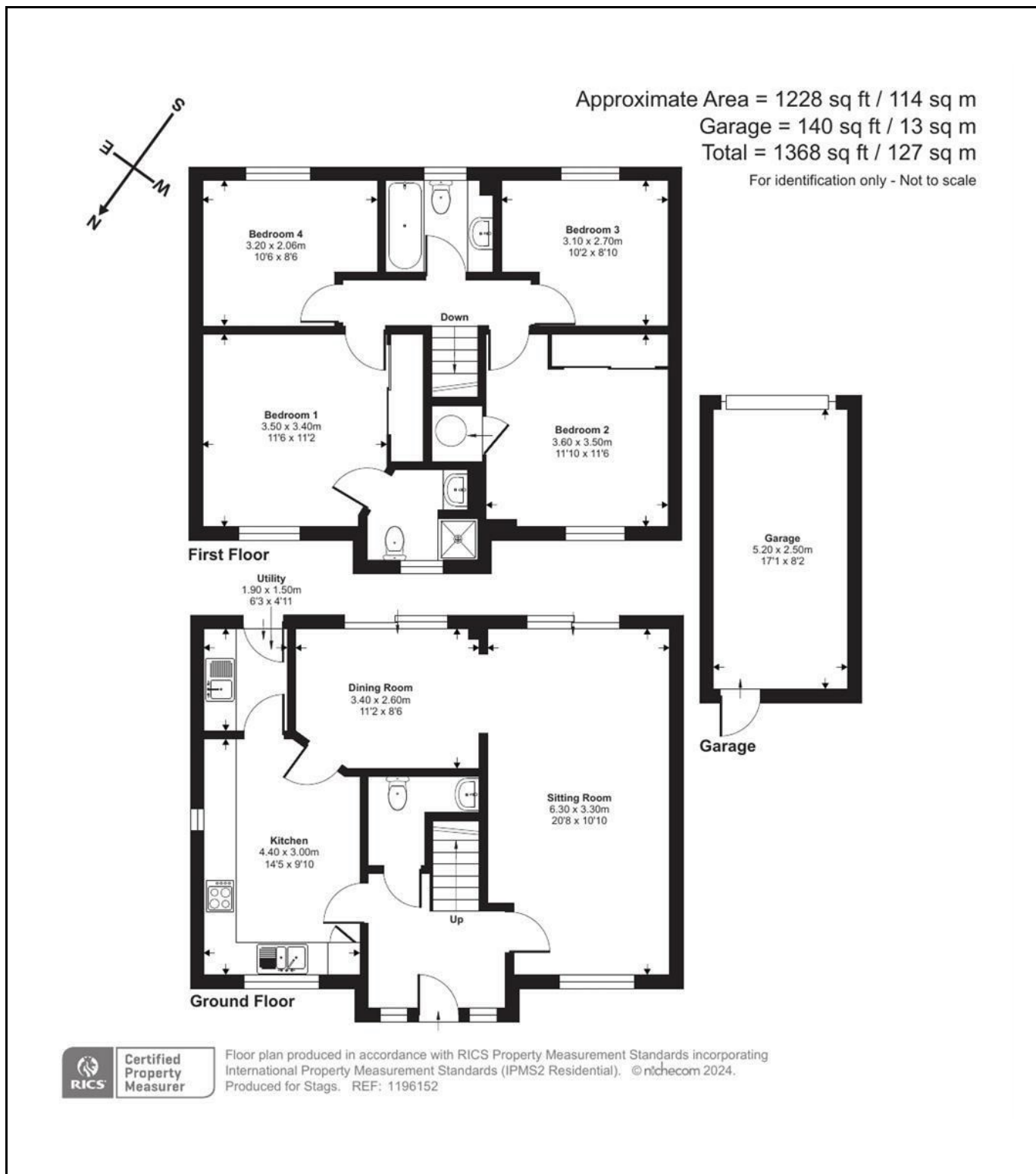
This is to reserve a property and set off against the first month's rent and deposit.

The Holding Deposit of £334.00 (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request.

### TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.





**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. Tenants 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.



30 Boutport Street., Barnstaple, Devon, EX31 1RP  
01271 322837  
rentals.northdevon@stags.co.uk



@StagsProperty



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (49-54) <b>E</b>                            |         |                         |
| (25-48) <b>F</b>                            |         |                         |
| (1-24) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |