



Goodwood Park Road **Guide Price £410,000**
Northam, Bideford, Devon EX39 2RR

A high specification and very impressive 4-bedroom detached family house close to the river and North Devon coast path - with garage, parking for at least 3 vehicles and a lovely country-feeling south-facing rear garden. The accommodation flows well for the modern family and benefits from an impressive lounge with tri-folding door access to the garden. A stunning kitchen/dining room plus separate utility room and cloakroom, 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 The 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.



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

Outside: To the front of the property is a GARAGE with power and lighting, up & over entrance door and parking space in front. There are also two further private parking spaces directly by the front path.

The gardens to number 68 are of particular note. The rear garden faces south and benefits from all day sunshine, it has been designed to accommodate various areas to enjoy – with a neat lawn and attractive patio/terrace immediately at the rear of the house, partially covered with a solid porch – perfect for entertaining. The garden is separated into two pretty areas by a culvert (stream) with lots of mature trees and bushes offering a countryside feel.

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

Council Tax Band: E

Energy Performance Rating: C

Directions: From the Quay proceed to the Heywood roundabout and take the second exit towards Appledore and Westward Ho! Take the second right hand turn into Goodwood Park Road. Follow the road down and eventually take 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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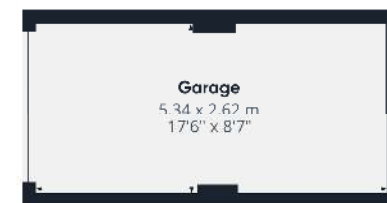
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Floor 0 Building 1



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Approximate total area
106.8 m²
1151 ft²



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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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