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20 Goodwood Park Road

20, 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 recently renovated three bedroom detached property offering contemporary accommodation, off-road parking, garage and private gardens**

- Detached
- 3 bedrooms
- No onward chain
- Well presented
- Off-road parking and garage
- Popular development
- Freehold
- Council tax band D

### SITUATION

Goodwood Park Road is one of the most popular residential area's 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.

### DESCRIPTION

A wonderful three bedroom detached property which has recently been renovated throughout and now offers contemporary accommodation, off-road parking, garage, private gardens and fine view of the River Torridge, situated on a generous sized plot within an established, popular development conveniently located approximately 1 mile from the town centres of Bideford & Northam. Being offered with no onward chain.

### ACCOMMODATION

The front door gives access into the wonderful light and spacious semi open plan ground floor accommodation which includes the kitchen/diner with bi fold doors leading to the decking and garden. The kitchen is fitted with a range of units, an integrated dishwasher and

space for a large fridge/freezer and range oven. A breakfast bar creates a social dining area and divides the kitchen and dining table area. There is also a walk-in pantry with fitted shelving and plumbing for washing machine. To the other side of the property is the living room which includes a log burner and sliding doors leading to the private decked terrace.

On the first floor there is three double bedrooms with the principle benefiting from fitted wardrobes and views of the River Torridge and surrounding countryside. The family bathroom includes a bath with shower above, WC and hand wash basin.

### OUTSIDE

The property is accessible via a private driveway that provides off-road parking for 3-4 vehicles and access to the single garage. The front garden is mainly laid to lawn, and there is access around both sides of the house to the rear garden, which is a private decked area with access into the Living Room- a perfect space for outdoor dining.

### PROPERTY INFORMATION

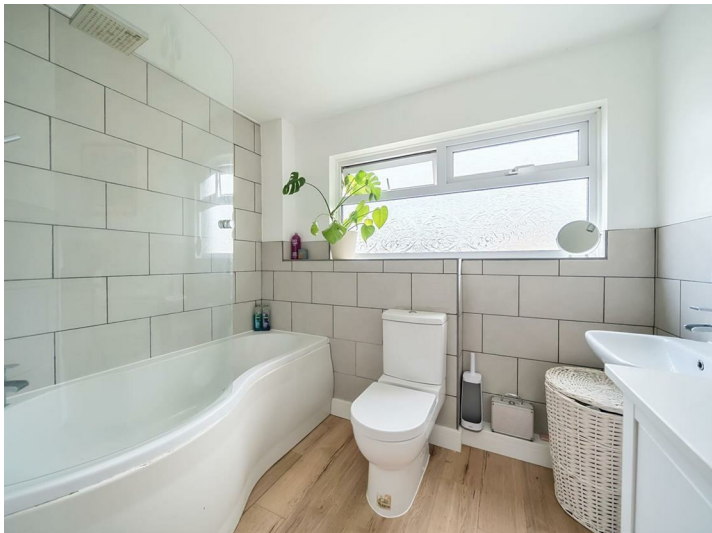
All mains connected.  
Gas central heating.  
Traditional brick construction with tiled roof.  
According to Ofcom, Ultrafast broadband is available at the property and mobile signal is likely with EE, Vodafone, O2 and Three. For further information please see the Ofcom website.

### AGENT NOTE

We understand there is planning permission granted to extend into the garage, with the application reference: 1/0530/2022/FUH. For more information please contact the selling agent.

**Guide Price £400,000**



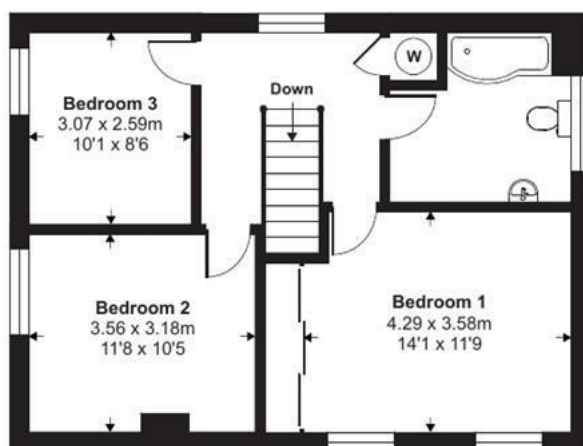


Approximate Area = 1151 sq ft / 106.9 sq m

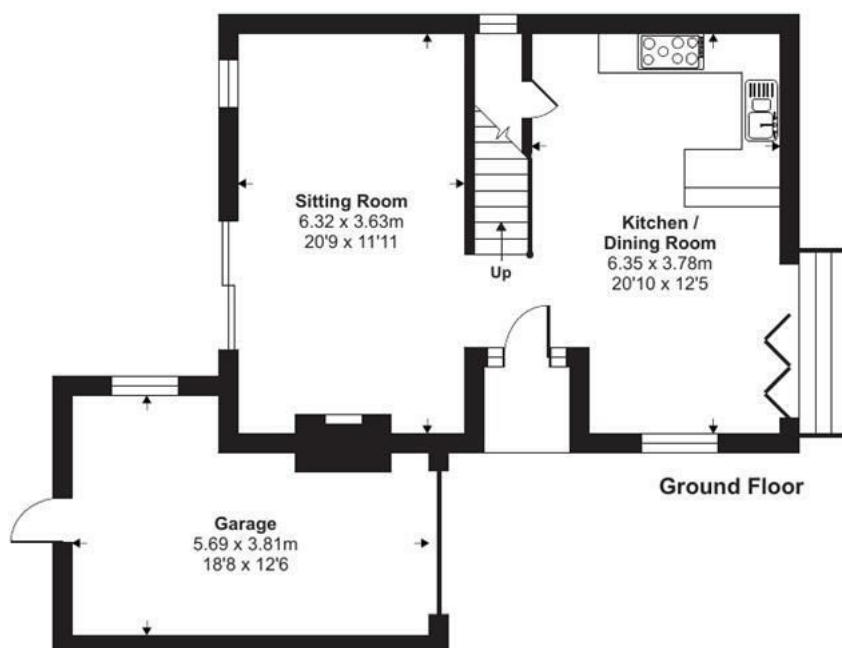
Garage = 200 sq ft / 18.6 sq m

Total = 1351 sq ft / 125.5 sq m

For identification only - Not to scale



First Floor

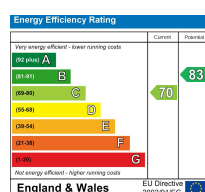


Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024.  
Produced for Stags. REF: 1180905

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.



4 The Quay, Bideford, Devon, EX39 2HW

01237 425030

bideford@stags.co.uk

stags.co.uk



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