



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

70 Goodwood Park Road  
Northam  
Bideford  
Devon  
EX39 2RR

**Asking Price: £485,000**  
**Freehold**



Changing Lifestyles

01237 479 999  
[bideford@boproperty.com](mailto:bideford@boproperty.com)



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

A VERY SPECIAL DETACHED HOME WITH RIVER WALKS VIRTUALLY ON YOUR DOORSTEP



- 4 double Bedrooms (1 En-suite)
- Sunny, south-facing rear garden with an expansive decking overlooking your own area of woodland
- High specification Kitchen / Diner
- Great size Living Room opening onto the garden
- Garage & driveway parking
- This truly is a rare opportunity to purchase a modern detached home in a highly unique setting



**There is something very special about this home that sets it apart from similar properties. When you step out to the sunny, south-facing rear garden you feel like you could be holidaying anywhere in the world. The expansive decking provides a great place for the whole family and friends to sit out and relax and enjoy the outlook over your own private area of woodland.**

**The house, itself, features 4 double Bedrooms (1 En-suite). The recently fitted Kitchen / Diner is fully fitted with quality appliances and is of an exceptionally high specification. The Living Room is of a great size, has a wood burning stove and opens out to the aforementioned decked rear garden.**

**The house has a Garage and a driveway providing off-road parking.**

**If you are able to tear yourself away from the wonderful outdoor space that belongs to the property then some of North Devon's finest riverside walks are virtually on your doorstep.**

**This truly is a rare opportunity to purchase a modern detached home in a highly unique setting.**



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## Changing Lifestyles



Northam is a small village, lying north of Bideford and south of Westward Ho! There are many country walks around the village and the outlying areas, including the popular Northam Burrows, Appledore Quay and the nearby Westward Ho! Beach.

Local amenities include a supermarket with post office, newsagents and take-aways. There's also a primary school, a health & dental centre and a number of churches in the area. Northam also has a decent public swimming pool and gym too. You'll never be short of places to eat and drink with Appledore, Westward Ho! and Abbotsham on your doorstep with their cornucopia of restaurants and pubs. Being a coastal village, seafood is high on the menu, fresh from the morning's catch, so be sure to patronise your local fishmonger, if that's your thing. Golf enthusiasts will also have cause to celebrate because there's a great championship course on the outskirts of Westward Ho! Westward Ho! is also very popular with surfers and body boarders, with many places to get lessons and hire kit for the beginner.

It's within short driving distance of the Atlantic Highway (A39) that is the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde and Ilfracombe.



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# Internal Description

## Entrance Hall

Carpeted stairs rising to First Floor. Radiator, laminate flooring, coved ceiling. Double glazed door to property front.

## Cloakroom

Close couple dual flush WC and wash basin with tiled splashbacking. Understairs storage cupboard. Tiled flooring, extractor fan, radiator, coved ceiling.

## Kitchen / Diner - 21'6" x 10'3" (6.55m x 3.12m)

A simply stunning Kitchen / Dining Room fully equipped to a high modern standard with built-in eye level oven, steam oven, warming drawer, 4-ring induction hob, microwave and coffee machine. Integrated fridge / freezer and dishwasher, built in hob. Work surfaces with splashbacking and inset 1.5 bowl contemporary sink unit. Cupboards and drawer units, matching wall units and fitted shelving. Ample space for dining table. Tiled flooring, coved ceiling, down lights, radiator.

## Utility Room - 7'3" x 6'3" (2.2m x 1.9m)

UPVC double glazed door to outside. Work surface with inset single drainer stainless steel sink unit. Single base cupboard and matching wall unit. Space and plumbing for washing machine. Wall mounted gas fired boiler. Extractor fan, radiator, tiled flooring, coved ceiling, down lights.

## Living Room - 21'5" x 10'3" (6.53m x 3.12m)

A fantastic dual aspect room with UPVC double glazed windows to property front and UPVC double glazed bi-folding doors opening to the rear decking. Fantastic corner log burner set on a slate hearth. Fitted carpet, coved ceiling, TV point, 2 radiators.

## First Floor Landing

Hatch access to partially boarded loft space. Built-in shelved airing cupboard housing hot water tank. Radiator, fitted carpet, coved ceiling.

## Bedroom 1 - 12'1" x 13'9" (3.68m x 4.2m)

UPVC double glazed window to property front. Built-in over-stairs shelved cupboard. Radiator, fitted carpet, coved ceiling. Door to En-suite.

## En-suite Shower Room

Close couple dual flush WC, wash hand basin and shower enclosure with fully tiled walls. Tiled flooring, extractor fan, shaver point, heated towel rail, down lights. UPVC obscure double glazed window.

## Bedroom 2 - 9'8" x 9'2" (2.95m x 2.8m)

UPVC double glazed window overlooking the rear garden. Radiator, fitted carpet, coved ceiling.

## Bedroom 3 - 9'4" x 7'4" (2.84m x 2.24m)

UPVC double glazed window overlooking the rear garden. Fitted wardrobe with sliding door. Coved ceiling, radiator, fitted carpet.

## Bathroom

Bath with shower mixer taps, close couple dual flush WC and wash basin. Fully tiled walls and flooring, shaver point, extractor fan, heated towel rail, radiator.

## Bedroom 4 - 10'6" x 9' (3.2m x 2.74m)

UPVC double glazed window overlooking property front. Fitted wardrobe with sliding door. Coved ceiling, radiator, fitted carpet.

## Outside

The front of the property has plenty of kerb appeal. A pathway leads between 2 chipping areas to the entrance door. There are hedges, shrubs and 2 mature trees that greatly frame the property.

The adjacent driveway has parking for 2-3 cars and leads to the Garage.

A side path leads to the south-facing rear garden which is also accessible from the Utility Room and the Living Room.



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The rear garden is south-facing and enjoys a lovely, private aspect looking out onto trees and your own area of private woodland.

There is a large area of composite decking which provides a wonderful space to sit out and relax with family and friends and is the perfect place for sunbathing, barbecues and general entertaining. The decking leads onto a stone chipping area, ideal for clothes drying, and then onto a gently sloping lawn which will be ideal for children to play.

Steps take you down to a small copse which provides a great wild garden space and a place for kids to enjoy outdoor games and learn about nature. Steps lead over a small overflow stream and on the opposite bank is a further garden area which is nicely presented with stone chippings, flower beds, shrubs and trees.

Within close proximity to the property is the fantastic South West Coastal Path and this property has almost immediate access to it.

**Garage - 17'8" x 8'5" (5.38m x 2.57m)**

Up and over door. Power and light connected. Pedestrian rear door to garden. The equipment for the solar panels is located here too.

**Council Tax Band**

E - Torridge District Council



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This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## Directions

From Bideford Quay proceed towards Northam passing over the roundabout and take the second right hand turning onto Goodwood Park Road. Follow Goodwood Park Road down the hill taking the third turning on your right hand side. Take the second turning on your left hand side and turn first left before following the road to the very bottom. Number 70 can be found on your right hand side clearly displaying a numberplate.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	98	100
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

