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Changing Lifestyles

40 Goodwood Park Road
Northam
Bideford
Devon
EX39 2RR

Asking Price: £400,000
Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

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

A SPLIT-LEVEL DETACHED PROPERTY OFFERING LIGHT & AIRY ACCOMMODATION



- 3 Bedrooms (1 En-suite)
- Triple aspect Lounge / Dining Room
- Well-appointed Kitchen & separate Utility Room
- Modern family Bathroom
- Large Integral Garage
- Substantial basement storage / Recreation Room
- Established gardens
- Highly sought after area of Northam, just a short stroll from the coastal path
- This bungalow represents an ideal opportunity to reside in comfort & style in one of Northam's most desirable areas



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Overview

Nestled in this highly sought after and established area of Northam, this exceptional raised split-level detached property offers light and airy accommodation. The property boasts established formal gardens providing a picturesque backdrop and a tranquil escape for relaxation or entertaining.

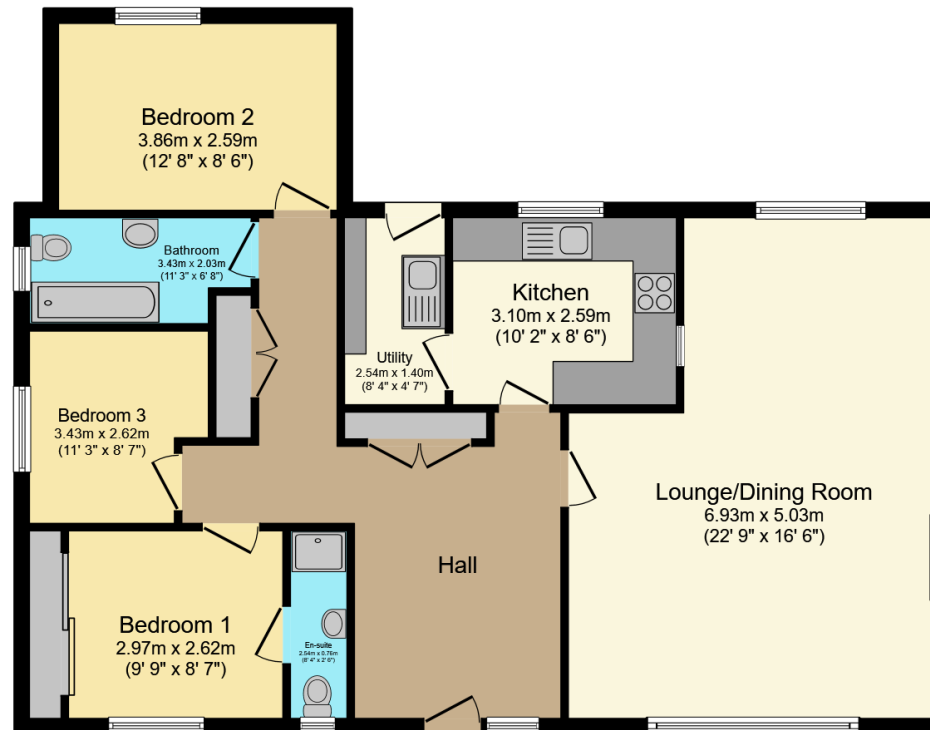
Steps ascend the property to a Recessed Porch which leads through to a spacious Reception Hall with useful storage cupboards. The triple aspect Lounge / Dining Room creates a bright and welcoming space, ideal for both everyday living and special occasions. The well-appointed Kitchen, complemented by a separate Utility Room, offers practical convenience and functionality. Each of the 3 double Bedrooms provide ample space and comfort, with the Master Bedroom featuring an En-suite Shower Room for added privacy and luxury. A modern family Bathroom serves the remaining Bedrooms.

Significant additional features include a large Integral Garage measuring an impressive 22'3" x 10'8" (6.78m x 3.25m) with access to substantial basement storage / Recreation Room, this versatile 19'2" x 12'2" (5.84m x 3.7m) space holds potential for various alternative uses according to your needs.

Furthermore, the property is a stroll from the coastal path, making it an ideal choice for nature enthusiasts and those who enjoy outdoor activities. Combining prime location advantages with superior living spaces and versatile amenities, this bungalow represents an ideal opportunity to reside in comfort and style in one of Northam's most desirable areas.

Council Tax Band

D - Torridge District Council



Floor Plan

Floor area 97.0 m² (1,044 sq.ft.)

TOTAL: 97.0 m² (1,044 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Area Information

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.

Northam's local area is teeming with activity whether community groups are your thing or you prefer the outdoor life, there's something to occupy just about everybody all year around.

Directions

From Bideford Quay proceed towards Northam passing over the Heywood Road roundabout and taking the second right hand turning onto Goodwood Park Road. Continue into the development taking the second right hand turning and then bear left. Follow the road as it bears around to your right to where number 40 will be situated on your right hand side with a For Sale notice and numberplate clearly displayed.

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 and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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for a free conveyancing quote and
mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	