



Bond
Oxborough
Phillips

Changing Lifestyles

7 Goaman Road
Bideford
Devon
EX39 4HB

Asking Price: £210,000 Freehold



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7 Goaman Road, Bideford, Devon, EX39 4HB

A CHARMING END-TERRACE PROPERTY



- 3 Bedrooms
- Spacious yet cosy Living Room
- Well-sized Kitchen / Diner & Utility Room
 - Upstairs Bathroom
 - Wrap-around garden
- In need of updating but move in ready
- Large, open green area - ideal for tossing a ball with the dog or for kids to play in clear view of the house



East-The-Water is a suburb of Bideford that, as the name describes, is on the eastern bank of the River Torridge to the main town. It operates fairly independently as it has its own shops, community hall and a well-regarded primary school. East-The-Water was once the mining heart of North Devon, with the unique form of coal, Bideford Black, sourced from the area all the way to the sea. Chudleigh Fort and park is close by and commands great views of Bideford and the old bridge. When you need to be practical, one of the towns largest supermarkets is also very close by on foot.

In the wider area, Bideford boasts a host of pubs, restaurants, a weekly cinema and various sporting clubs to join/follow. It has many open spaces to explore as well as pleasant river walks along the River Torridge or by the working Quay.



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This charming property benefits greatly from its end-terrace position. If the well-sized, wrap-around garden wasn't enough outdoor space, to the fore of the property is a large, open green area dividing the terraces, ideal for tossing a ball with the dog or for kids to play in clear view of the house.

Whilst the interior is in need of updating - certain features, such as the large fireplace and chimney breast, and wood-panelled Bathroom give a cosy retro feel to the property, which is perfectly move in ready.

Through a door from the entrance way is a spacious yet cosy Living Room with a bay window to the front and a large fireplace. This room leads on to the well-sized Kitchen / Diner and a Utility Room to the back door. Going upstairs leads to a wood-panelled and well-lit Bathroom, the Master Bedroom and the second and third Bedrooms.

Entrance Hall

Stairs rising to First Floor Landing.

Living Room - 11'9" x 16'1" (3.58m x 4.9m)

UPVC double glazed bay window to front elevation. Gas fire in stone surround with tiled hearth. Wood effect laminate flooring.

Kitchen / Dining Room - 15'4" x 9'5" (4.67m x 2.87m)

Fitted with a range of wall and base units comprising drawers and cupboards, inset single drainer sink unit with tiled splashbacking and work surfaces. Gas cooker. Space for fridge / freezer. Exposed wooden floorboards. 2 UPVC double glazed windows to rear elevation.

Utility Room

Plumbing for washing machine, space for tumble dryer. Boiler (recently installed with 7 years remaining on the guarantee). UPVC double glazed door to rear elevation.

First Floor Landing

Hatch access to partially boarded loft space.

Bathroom

3-piece suite comprising wooden panel bath, pedestal wash hand basin and close couple WC. Tiled splashbacking, wood effect laminate flooring, spot lighting, dado rail. UPVC double glazed windows to rear and side elevations.

Bedroom 1 - 11'9" x 9'5" (3.58m x 2.87m)

UPVC double glazed window to rear elevation.

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Bedroom 2 - 9' x 9'10" (2.74m x 3m)

Airing cupboard. UPVC double glazed window to front elevation.

Bedroom 3 - 7' x 7' (2.13m x 2.13m)

UPVC double glazed window to front elevation.

Outside

To the front of the property is an enclosed garden being mainly laid to lawn.

The rear garden is of a good size and, again, enclosed and mainly laid to lawn with shrub and flower borders.

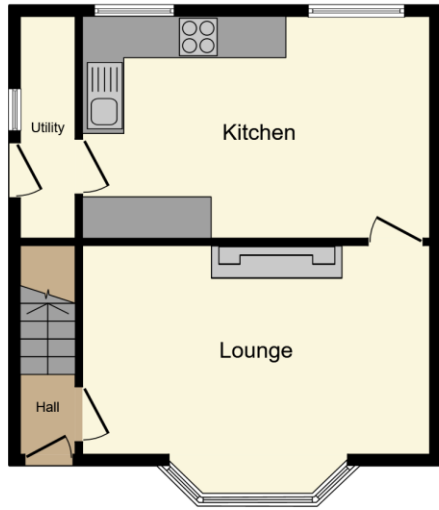
Council Tax Band

A - Torridge District Council

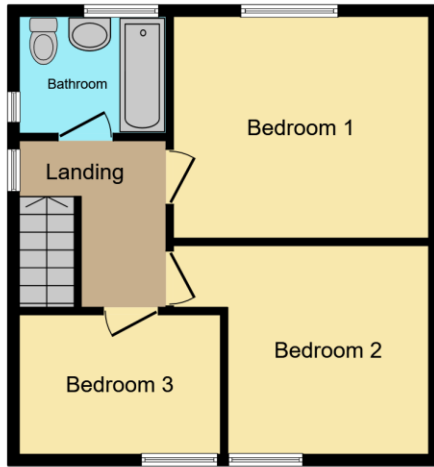
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Ground Floor
Floor area 38.9 m² (418 sq.ft.)



First Floor
Floor area 37.6 m² (405 sq.ft.)

TOTAL: 76.5 m² (824 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

From Bideford Quay, with the River Torridge on your left hand side, proceed over the Old Bideford Bridge. At the mini roundabout proceed straight across and uphill. Upon reaching the next roundabout, take the right hand turning onto Gammaton Road. Take the third right hand turning onto Chubb Road. Take the first left hand turning onto Goaman Road to where number 7 will be situated on your left hand side with a numberplate and For Sale notice 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 & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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