



Bond
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Phillips

Changing Lifestyles

12 Goaman Road
Bideford
Devon
EX39 4HB

Asking Price: £205,000 Freehold



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01237 479 999
bideford@boproperty.com

12 Goaman Road, Bideford, Devon, EX39 4HB

A SPACIOUS END-OF-TERRACE HOUSE



- 3 Bedrooms

- Light & airy Living Room with bay window
 - Kitchen with adjoining Dining Room
- Lawned front garden & particularly extensive lawned rear garden
- Potential to extend the property, subject to planning approval
- With plenty to offer & available at an attractive price point, a viewing of this property comes highly recommended



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



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This is a great opportunity for families or for couples looking for that little bit of extra space to buy a 3 Bedroom end-of-terrace house in a quiet location away from busy roads.

For those who like gardening or just enjoy spending time outdoors, this will be very appealing as the property has a lawned front garden as well as a particularly extensive lawned rear garden. Being a corner plot there is also space to extend the property, subject to planning approval.

The house, itself, offers 3 spacious Bedrooms, a light and airy Living Room with bay window and a Kitchen with adjoining Dining Room.

With plenty to offer and available at an attractive price point, a viewing of this property comes highly recommended.

Entrance Hall

UPVC double glazed door. Fitted carpet, radiator, coat hooks.

Lounge - 16' x 11'7" (4.88m x 3.53m)

Large UPVC double glazed bay window. Fitted carpet, radiator, TV point. Electric fire in wooden surround. Double doors to Dining Room.

Dining Room - 6'10" x 9'6" (2.08m x 2.9m)

UPVC double glazed window to rear elevation. Fitted carpet, radiator. Sliding door through to Kitchen.

Kitchen - 9'8" x 8'2" (2.95m x 2.5m)

Stainless steel sink unit inset into work surface. Space for cooker, space and plumbing for washing machine or dishwasher, space for fridge / freezer. UPVC double glazed window to rear elevation.

Utility Room - 3'8" x 9'7" (1.12m x 2.92m)

Vinyl floor covering, gas combination boiler. Space and plumbing for washing machine. Large understairs storage cupboard. UPVC double glazed door and window to rear garden.

First Floor Landing

Hatch access to loft space. Fitted carpet, smoke alarm. UPVC double glazed window.

Bathroom

White 3-piece suite comprising close couple WC, pedestal wash hand basin and bath with shower over in fully tiled surround. Vinyl floor covering, radiator. 2 UPVC double glazed windows.

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Bedroom 1 - 11'8" x 11'2" (3.56m x 3.4m)

UPVC double glazed window overlooking the rear elevation. Fitted carpet, radiator.

Bedroom 2 - 9' x 9'9" (2.74m x 2.97m)

UPVC double glazed window. Fitted carpet, radiator, smoke alarm. Built-in wardrobe with overhead storage and radiator.

Bedroom 3 - 6'9" x 9'11" (2.06m x 3.02m)

UPVC double glazed window. Fitted carpet, radiator. Built-in wardrobe.

Outside

To the rear of the property is a large corner plot garden with plenty of space and scope to extend. Fully enclosed. Gated access to front elevation.

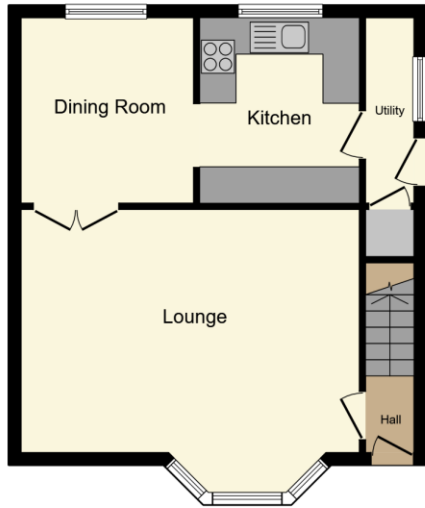
To the front of the property is a large lawned garden. Fully enclosed with gate to rear garden.

Council Tax Band

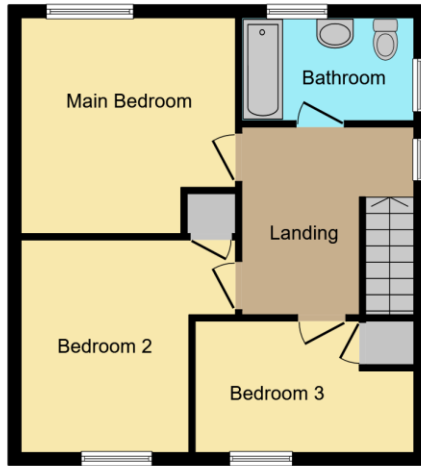
A - Torridge District Council

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Ground Floor
Floor area 47.7 m² (513 sq.ft.)



First Floor
Floor area 46.4 m² (500 sq.ft.)

TOTAL: 94.1 m² (1,013 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	6	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

From Bideford Quay proceed over the Old Bideford Bridge and upon reaching the mini roundabout, continue straight onto Torrington Lane. At the next roundabout, take the second exit onto Gammaton Road and continue on this road as it bears left. Turn right onto Chubb Road. Take the first left hand turning onto Goaman Road. Number 12 will be found a short distance on your left hand side.

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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