



Bond
Oxborough
Phillips

Changing Lifestyles

19 Goaman Road
Bideford
Devon
EX39 4HB

Asking Price: £200,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

19 Goaman Road, Bideford, Devon, EX39 4HB

A WELL-PRESENTED MID-TERRACE HOME OFFERED FOR SALE WITH NO ONWARD CHAIN



- 3 Bedrooms
- Cosy Lounge at the front
- Generous open-plan Kitchen / Diner
- Downstairs Cloakroom & upstairs Bathroom
- Private rear garden
- A fantastic opportunity for first time buyers, relocators, or property investors
- Easy access to local amenities, schools & transport links



This home is positioned within easy reach of Bideford's shops, parks, schools, and transport links, ensuring everyday convenience. The historic port town of Bideford offers an excellent range of amenities, including independent shops, cafes, restaurants, and leisure facilities. For those who love the outdoors, the stunning beaches of Westward Ho!, the charming fishing village of Appledore, and the picturesque North Devon coastline are all just a short drive away, offering breathtaking scenery and a range of outdoor activities.



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Situated in a popular residential area in Bideford, overlooking an open green, this well-presented 3 Bedroom mid-terrace home offers a fantastic opportunity for first time buyers, relocators, or property investors looking for a reliable buy-to-let. With spacious living areas, modern conveniences, and easy access to local amenities, schools, and transport links, this property is ideal for those seeking a well-connected yet peaceful home.

Inside, the property boasts a bright and spacious layout, with a cosy Lounge at the front, providing a welcoming space to relax. The heart of the home is the generous open-plan Kitchen / Diner, featuring ample work surfaces, a built-in oven, hob, and extractor fan. This large room extends towards the front of the property, offering plenty of space for appliances, including a fridge / freezer, dishwasher and washing machine. The versatile Ground Floor layout also provides room for a large dining area, while the additional front door access enhances the indoor-outdoor flow - ideal for entertaining or enjoying easy garden access.

A centrally located staircase leads to the First Floor, where 3 well-proportioned Bedrooms provide comfortable and flexible accommodation, all served by a modern Bathroom.

Outside, the property benefits from a private rear garden, perfect for relaxing, gardening, or alfresco dining.

With the added advantage of no onward chain, this home is ready to welcome its new owners. Whether you are looking for a family home, an investment opportunity, or a coastal retreat, this property offers the perfect blend of comfort, convenience, and coastal living.

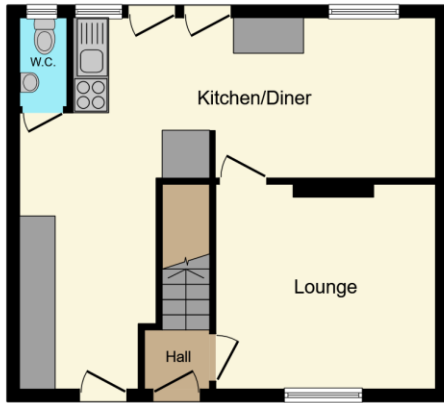
Council Tax Band

A - Torridge District Council

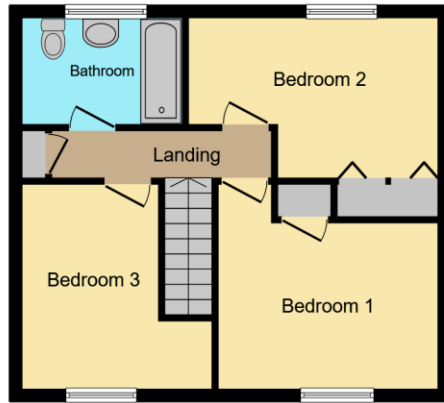


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Ground Floor
Floor area 43.7 m² (471 sq.ft.)



First Floor
Floor area 43.8 m² (471 sq.ft.)

TOTAL: 87.5 m² (942 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

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 19 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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.