



STAGS

St Vincents



St Vincents

Goodwood Park Road, Northam, Bideford,

Northam Village 0.6 miles, Westward Ho! 2 miles, Barnstaple 10 miles

- Detached Bungalow
- Village Location
- Modernised and Renovated
- Kitchen/Dining Room
- Conservatory
- Four Bedrooms & En-suite
- Double Garage & Workshop
- Ample Off Street Parking

Guide price £475,000

SITUATION

St Vincents is ideally located within easy access of Northam village centre, the estuary and coastal walks along the South West coastal footpath. Northam benefits from an excellent range of amenities including Post Office, newsagents, small supermarket, pubs and restaurants, church, primary school, library, health and dental centre, swimming pool and gym. The coastal town of Westward Ho! is close by with a three mile long safe and sandy beach, that adjoins the Northam Burrows Country Park and the Royal North Devon Golf Club, two small supermarkets, pubs and restaurants. Bideford sits on the banks of the River Torridge and offers a wider range of amenities and shops including various banks, butchers, bakeries, cafes, shops, places of worship, schooling for all ages (public and private) and five supermarkets. There is nearby easy access to the Tarka Trail, which affords superb walks or cycle rides that extend beyond Torrington and Barnstaple. Atlantic Village shopping outlet and retail complex has a selection of popular named brands such as M&S and GAP. The regional centre of Barnstaple is approximately 9.8 miles away and offers all the area's main business, shopping and commercial venues. There are also good transport opportunities via the A361 link road, which connects to the motorway network at junction 27 of the M5 or via rail and the Tarka Line.

DESCRIPTION

An opportunity to acquire this well presented and detached modern bungalow, conveniently situated within a popular residential cul-de-sac in Northam. Set back from the road, this individual property has 2262 sq feet of accommodation which cannot be appreciated from the outside. The property has been the subject to recent modernisation and renovation being re-wired, re-plumbed and re-plastered. The addition of a new kitchen



Recently modernised four bedroom detached bungalow situated in Northam village with south facing gardens





and bathroom adds to the fresh contemporary feel, as well as the creation of an additional en-suite, garaging and workshop to name a few of the most notable improvements. The bungalow is approached via its own private driveway and once within the grounds there is a high degree of privacy and seclusion that is hard to find in the area. The accommodation, with approximate dimensions, is more clearly identified on the accompanying floorplan.

ACCOMMODATION

Accessed via a canopy porch with double glazed UPVC door and matching side windows that lead into the hallway. The hallway is noticeably spacious with solid oak flooring, underfloor heating, airing cupboard, WC and access to loft space. The family bathroom comprises bath with mains shower over, WC, sink and heated towel rail. There is a glazed door into the dual aspect sitting room with large windows looking out onto the south facing gardens, multi fuel wood burner with slate hearth and double doors which lead into the open plan kitchen/dining room. The modern shaker style kitchen has an opening that leads into the utility room and a range of display, wall and floor units. Ceramic sink, integrated wine fridge, dishwasher, Rangemaster stove with extractor hood over and space for an American style fridge freezer. From the dining area double doors lead into the conservatory of UPVC construction with doors out to the gardens. The utility room has been created with wall and floor units of a similar style to the kitchen along with space and plumbing for a washing machine, courtesy door into the garage and doors that lead out to the front and side of the property.

There are four double bedrooms in total, with the master bedroom having a modern shower room comprising mains shower, WC, vanity sink unit and heated towel rail. From the master bedroom, there is an interconnecting door into 'Bedroom 2', which could be adapted into a dressing room.

OUTSIDE

The property is approached via a stone pillared entrance with double wooden gates onto a sweeping tarmac driveway which leads around to the rear of the property with garaging, workshop and pathway to the front door. The lawn gardens are located to the front, ideally situated to be south facing, which are mainly laid to lawn with flower bed borders. There is a stone laid seating and patio area perfect for alfresco dining and a pathway that leads to the side of the property. To the rear, there is planted borders and parking for multiple vehicles or caravan/motor home/boat. The garage is double in size with an electric remote controlled up and over door, courtesy door to the rear and a sink. The attached workshop (17'6 x 11'10) has an up and over door and useful shelving inside.

SERVICES

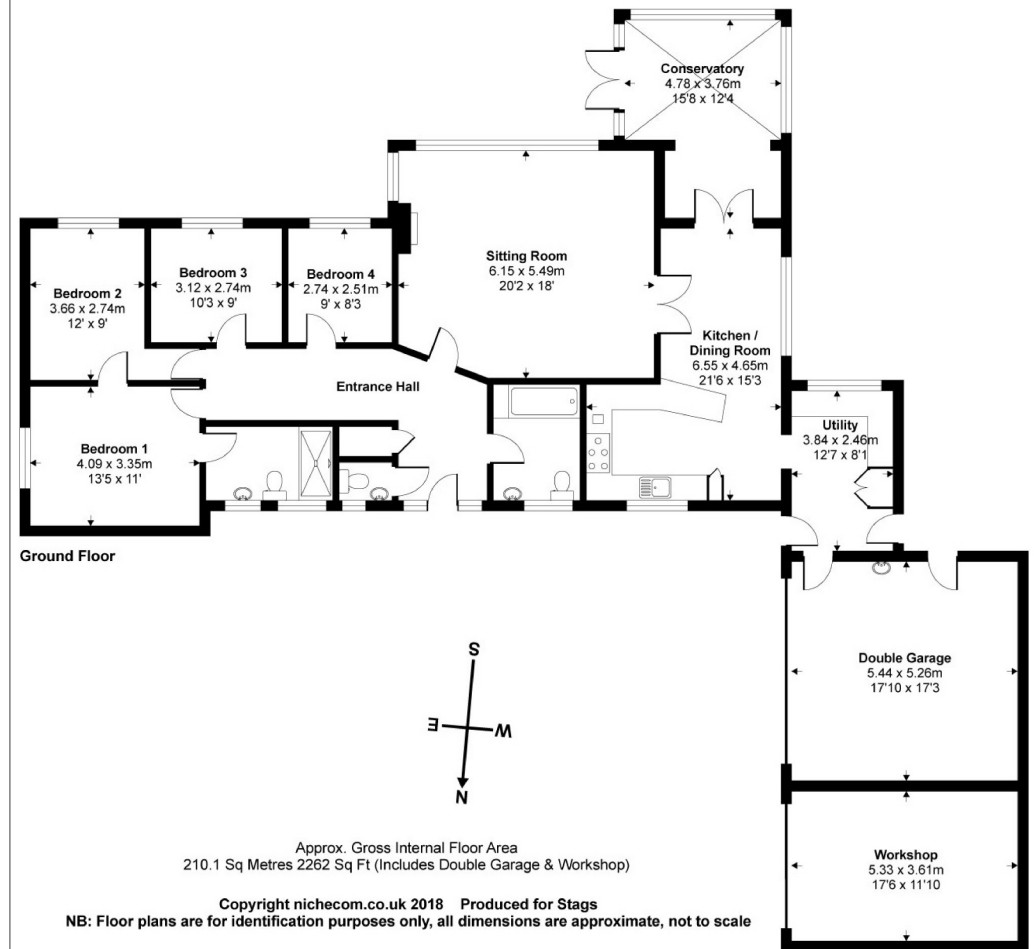
All mains services connected. There are several rooms with underfloor heating.

DIRECTIONS

From Bideford Quay with the River Torridge on your right hand side proceed towards Northam passing Morrisons Supermarket and Rydon Garage. Upon reaching the Heywood Road roundabout continue straight across following signs for Northam, Appledore and Westward Ho! Continue along this road and take the second turning into Goodwood Park Road, where the property can be found shortly on the left hand side.



These particulars are a guide only and should not be relied upon for any purpose.



Stags
4 The Quay, Bideford, Devon, EX39 2HW
Tel: 01237 425030
bideford@stags.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	66	78
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		