



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		81
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



A very well presented spacious 3 bed mid terrace house which has been converted for wheelchair use with a lift has been installed in the entrance hall which rises to the first floor. Well fitted open plan kitchen/dining room and spacious Lounge, 2 Parking spaces and Garage en bloc.

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PROPERTY

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5 Goaman Road, Bideford, Devon, EX39 4HB
| Price£215,000

A very well presented spacious 3 bed mid terrace house which has been converted for wheelchair use with a lift has been installed in the entrance hall which rises to the first floor. Well fitted open plan kitchen/dining room and spacious Lounge, 2 Parking spaces and Garage en bloc.

Located towards the outskirts of the eastern side of Bideford the property enjoys an open aspect to the rear whilst being on a quiet pedestrianised street.

From Gammaton Road there are regular bus services available down to the main quayside and shopping area. There is a local Junior/Infants School close at hand and a Tescos Superstore is on Manteo Way.

Directions to find:

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.

Entrance Porch : UPVC double glazed door off, UPVC double glazed windows

Cloakroom : Low level WC and wash hand basin, UPVC double glazed window.

Kitchen/Diner 19'9" (6.02m) x 10'4" (3.15m) : Fitted with a range of `Beech` effect units with stainless steel sink, range of tiled splash backing, half glazed UPVC double glazed door, double radiator, UPVC double glazed window.

Lounge 13'0" (3.96m) x 11'1" (3.38m) : Radiator, UPVC double glazed window, fireplace

Landing : Radiator, Built in cupboard with Worcester Gas Boiler feeding hot water and central heating.

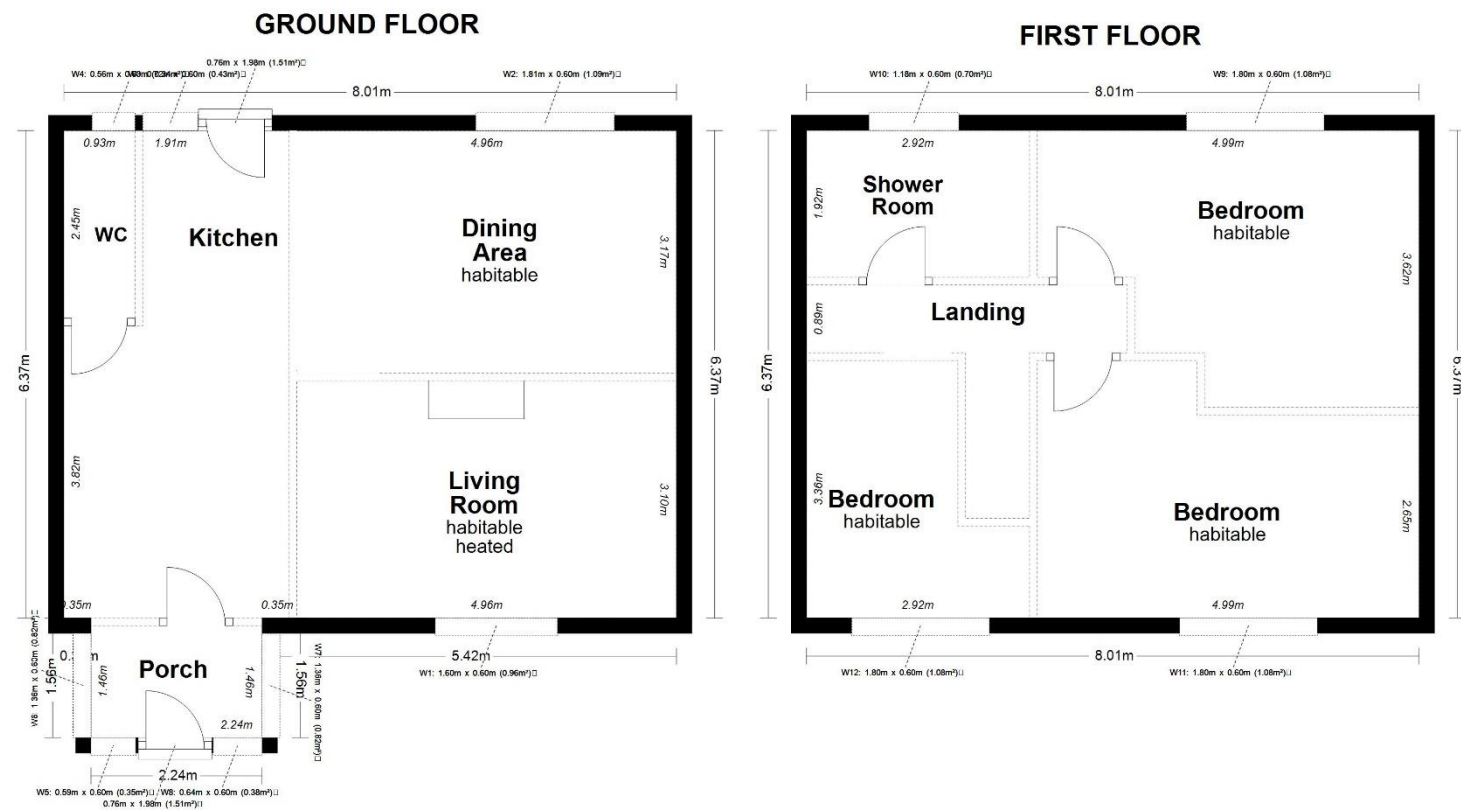
Bedroom 1 15'8" (4.78m) x 9'5" (2.87m): Radiator UPVC double glazed window, built in wardrobe

Bedroom 2 13'0" (3.96m) x 9'1" (2.77m) : Radiator, UPVC double glazed window, built in cupboard.

Bedroom 3 12'4" (3.76m) x 6'9" (2.06m) : Currently fitted with a lift (which can be removed) Loft access, UPVC double glazed window, radiator.

Shower Room 6'8" (2.03m) x 5'11" (1.8m) : Fitted with a three piece suite comprising Walk in Shower with Mira Electric shower, wash hand basin and low level WC, spotlights, UPVC double glazed window, heated towel rail, tiled floor

Outside : Front garden with Lawn rear garden, 2 Parking spaces and single Garage en bloc.



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