



BRIGHTS
ESTATE AGENTS



GEMINI, GOATS HILL ROAD, NORTHAM, BIDEFORD. EX39 IAJ
GUIDE: £449,950

Extremely well presented and kept detached three/four bed house with a rare woodland garden attached. Being marketed for the first time since being built in 1976, the property has a gated frontage with an interesting layout, an open plan living space looking onto the south facing rear garden and being positioned within the highly sought after Goats Hill Road not far from Northam Square.



brightsofbideford.co.uk
info@brightsofbideford.co.uk
01237 473241



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Available for the first time since built in 1976, this is a splendid opportunity to acquire an individual home in a highly regarded location with a unique extra-large garden plot. Goats Hill Road has traditionally been a very sought after residential location being within easy walking distance of the village centre and local facilities including Health Centre, Dental Surgery, Library, Indoor Heated Swimming Pool Complex, Churches and Public House. The village has its own Junior and Infants Schools and is close to the long sandy beach at Westward Ho!, adjoining Championship Golf Course and miles of unspoilt Cliffside walks. Regular bus services commute to the nearby Port and Market town of Bideford (1.5 miles).

SERVICES: All mains connected. Gas fired central heating - new boiler installed April 2025 (with 10 year guarantee). uPVC double glazed external windows and doors.

COUNCIL TAX: Band E.

TENURE: FREEHOLD.

DIRECTIONS: From Bideford Quay proceed to Northam village passing through the Heywood Road roundabout at the end of the Torridge Bridge thereafter taking the turning right as signposted to Appledore and then second right into Goats Hill Road where Gemini will be found after approx. 100 metres on the right with For Sale notice displayed.

ACCOMMODATION (all measurements are approximate)

FRONT PORCH: uPVC double glazed with tiled flooring and uPVC double glazed into:

ENTRANCE HALL: Radiator, fitted carpet and stairs down to lower hall and the living accommodation. Stairs up to the landing and bedrooms.

STUDY/BEDROOM FOUR: 2.44m x 2.10m Fitted carpet and radiator.

LOWER HALL: Radiator and fitted carpet. **CLOAKROOM:** Low level dual flush WC and washbasin. Tiled splash back and vinyl flooring.

KITCHEN/BREAKFAST ROOM: 3.87m x 3.06m Fitted breakfast table, working surface incorporating one and a half bowl single drainer stainless steel sink unit, tiled splash back, four ring gas hob with extractor over and oven below. Fitted dish washer and integrated washing machine. Cupboards and drawers with matching wall units. Radiator and fitted vinyl. **REAR PORCH/UTILITY AREA:** Currently used to store the fridge/freezer. uPVC double glazed door into the rear garden.

DINING ROOM: 3.70m x 2.70m Radiator and fitted carpet. Open arch into:

LIVING ROOM/GARDEN ROOM: 7.36m x 3.64m max Electric flame effect fire place, radiator and fitted carpet. Open arch into rounded uPVC double glazed garden room/conservatory overlooking the south facing rear garden.

STAIRS AND FIRST FLOOR LANDING: Shelved cupboard and fitted carpet.

BEDROOM ONE: 4.75m x 4.12m Dual aspect bedroom overlooking the south facing rear garden plus views onto neighbouring fields and glimpses of the River Torridge. Fitted wardrobes and eaves storage. Fitted carpet.

BEDROOM TWO: 3.39m x 3.08m Radiator and fitted carpet. Looking onto the south facing rear garden plus views onto neighbouring fields and glimpses to the River Torridge.

BEDROOM THREE: 3.39m x 2.73m Radiator, hatch to loft space and fitted carpet. Looking onto the south facing rear garden plus views onto neighbouring fields and glimpses to the River Torridge.

SHOWER ROOM: 2.09m x 1.98m Easy access walk in shower cubicle with fitted splash boarding and an overhead shower. Low level dual flush WC, wash basin combi vanity unit. Chrome ladder style radiator and tiled splash back. Airing cupboard housing wall mounted Worcester boiler and small radiator. Vinyl flooring.

EXTERNALLY: Accessed through vehicular wrought iron gates with the driveway having space for 2/3 vehicles. The **GARAGE:** 5.18m x 2.55m - having an up and over door, lighting and power plus work surface with space for white goods underneath. The front garden has a level lawn area bordered by a high natural stone wall and flower beds filled with shrubs, small trees and numerous varying plants. There are side gates down both sides of the property leading into the south facing **REAR GARDEN** having a patio, gently sloping lawn and an additional woodland area. A central path walks you through this enchanting space, being well thought out and cared for by the current owners. The space is lined with several trees, bushes, shrubs and bursts into life around Spring time with colour from numerous flowers and plants blanketing this quite rare garden. Useful Summer House, green house, large garden shed/work space and an outside water tap.



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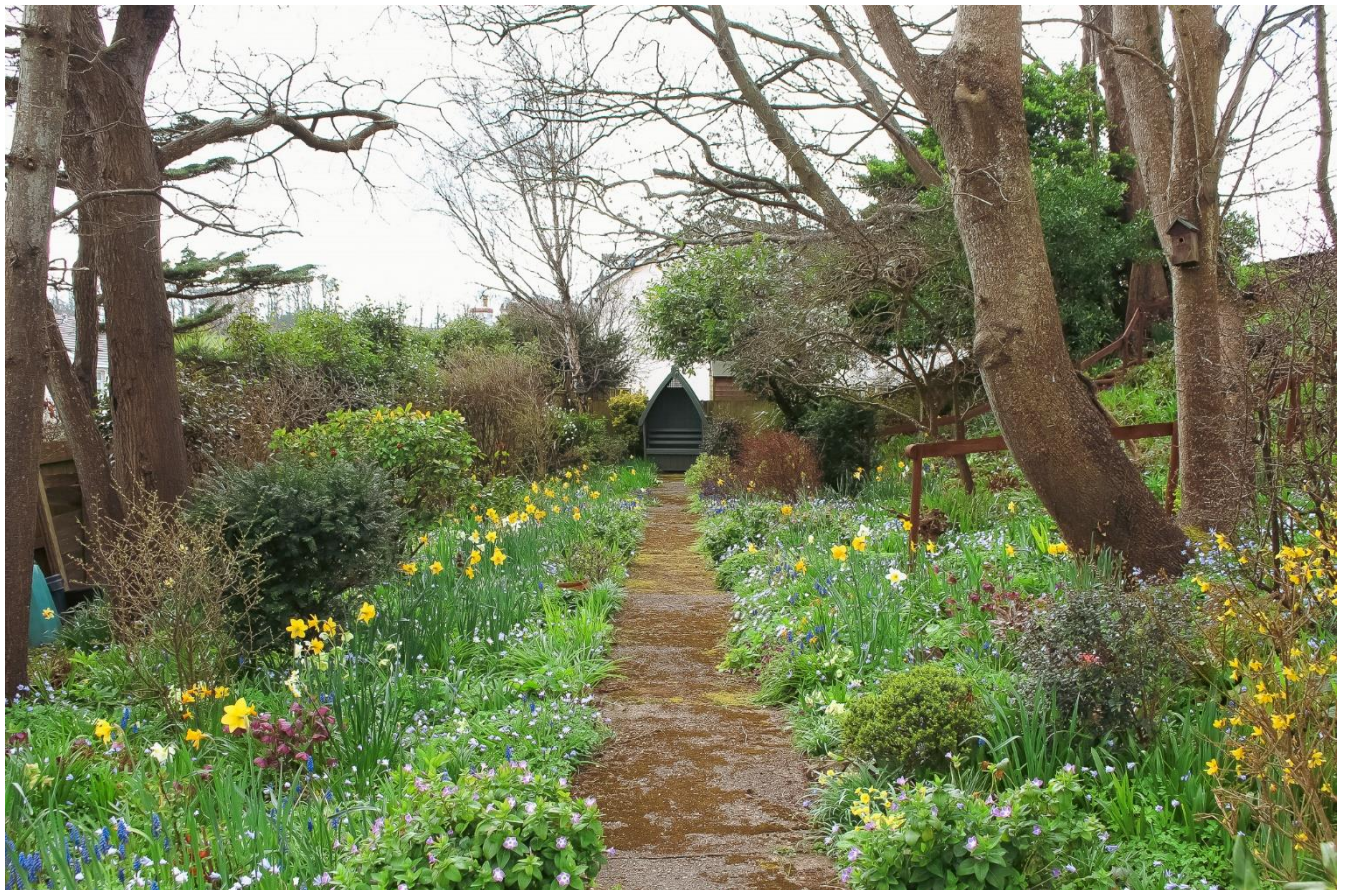
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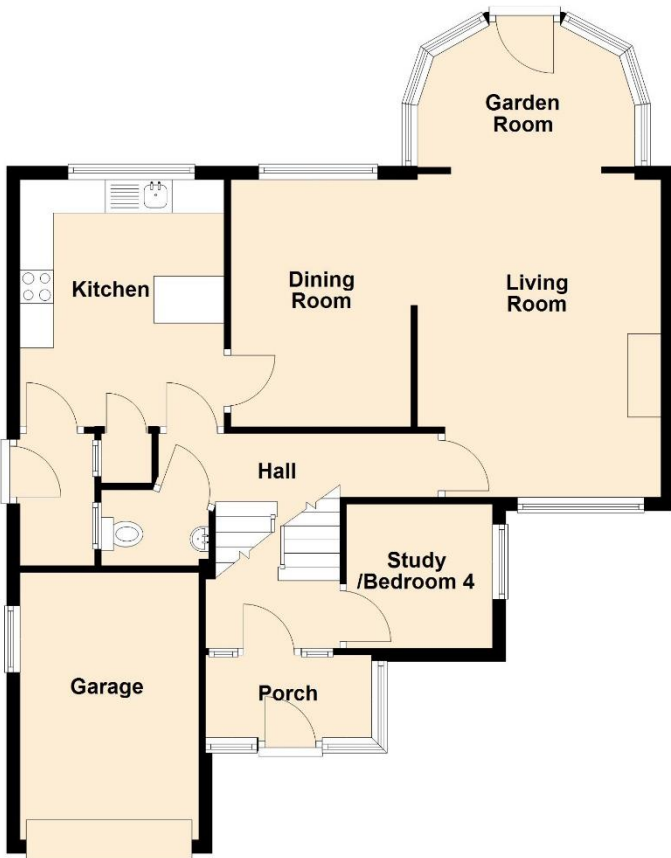


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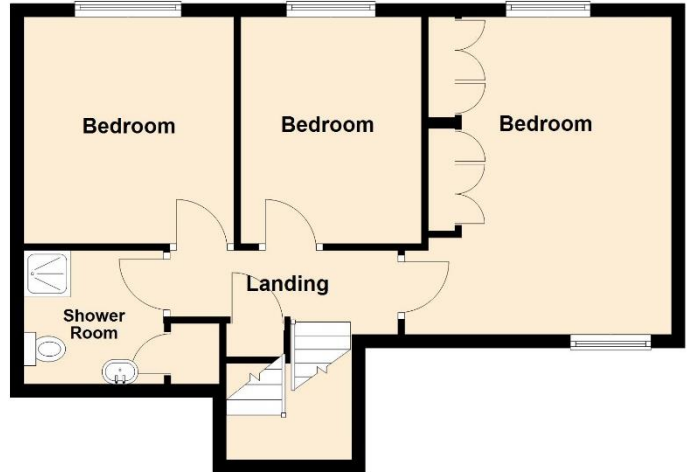
Ground Floor

Approx. 79.7 sq. metres (857.6 sq. feet)



First Floor

Approx. 52.0 sq. metres (560.1 sq. feet)



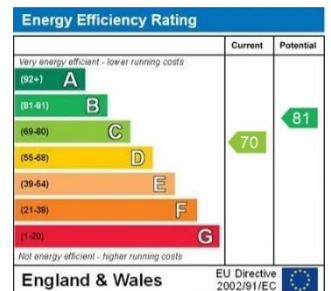
Total area: approx. 131.7 sq. metres (1417.7 sq. feet)

NOT TO SCALE – FOR IDENTIFICATION ONLY

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Chartered Valuation Surveyors, Estate Agents and Auctioneers. Est. 1982

Directors: K J Bright FRICS and S A Bright BSc (Hons)
17 The Quay, Bideford, EX39 2EZ

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