



Time and Tide, 17a Beach Road, Westward Ho!, Bideford, EX39 1HQ
Guide Price £369,000



Time and Tide, 17a Beach Road, Westward Ho! Bideford, Devon, EX39 1HQ

If you are looking for an exceptionally spacious, detached bungalow within very easy reach of the Beach, Shops, Golf Course and Northam Burrows, this could be it! Beautifully presented and boasting a Garage, Parking and level, enclosed Gardens.

- Completed in 2009
- Very generously proportioned
- Three double Bedrooms (master en-suite)
- 20' Living room
- 19' Kitchen/diner
- Contemporary Bathroom
- Utility room
- Garage with electric roller door
- Level enclosed Gardens

This most desirable coastal locations is situated close to the village centre of Westward Ho! which is famous for its long sandy Blue Flag beach and offers a good selection of shops, amenities and facilities including a mini-supermarket, post office, restaurants etc. Within easy reach is the famous Royal North Devon Golf Course and some stunning cliff top walks, enjoying the picturesque surrounding coastline. The port and market town of Bideford is some 2.5 miles distance, offering a comprehensive range of shops and amenities whilst the regional centre of North Devon, Barnstaple is some 11 miles distance.

The property benefits from oak doors, gas fired central heating and uPVC double glazing throughout. The accommodation comprises the following (for measurements see floorplan):

Storm Porch: Leading to entrance door to side.
Entrance Hall: Boasting oak flooring, doors to bedrooms, bathroom, kitchen/diner, living room and garage, airing cupboard with slated shelving and inset ceiling down lighters.



Living Room: Window and sliding patio doors to rear, overlooking the garden, fireplace with fitted gas fire, oak flooring and door to hallway and kitchen.

Kitchen/Dining Room: Window to side, good range of base units with cupboards and drawers, Iroko work-surface with inset 1 ½ sink mixer tap. Integrated dishwasher and fridge, Kenwood range style cooker with extractor over, wall mounted units, tiled splash-backing, inset ceiling down lighters, slate flooring, space for fridge/freezer, plenty of space for a large dining table and chairs and door to living room.

Utility Room: Window and door to side, range of base units, work-surface with inset stainless sink and drainer with mixer tap, wine rack, wall mounted Worcester gas combination boiler, tiled splash-backing, slate floor and spaces for washing machine and tumble drier or fridge/freezer.

Master Bedroom: Window to front, wardrobe recess and door into en-suite.

En-Suite Shower Room: Opaque glazed window to front, close coupled w/c, pedestal wash basin, tiled double shower, tiled splash-backing recessed ceiling down lighters, extractor fan, ladder style radiator, slate flooring.

Bedroom Two: Window to rear.

Bedroom Three: Window to side.

Bathroom: Opaque window to side, suite comprising panelled bath, close coupled w/c, pedestal wash basin with mixer tap, corner tiled shower, extractor fan, recessed ceiling down lighters, tiled splash-backing, slate flooring, ladder style radiator.

Integral Garage: Electric garage door to front, workbench, power and light, door to hallway.

Outside: Front mainly laid to lawn with driveway leading to garage and paths to side of property leading to entrance door and rear garden. Fully enclosed, level rear garden mainly laid to lawn with a paved patio area, mature shrubs and bush borders. Timber garden shed.

General:

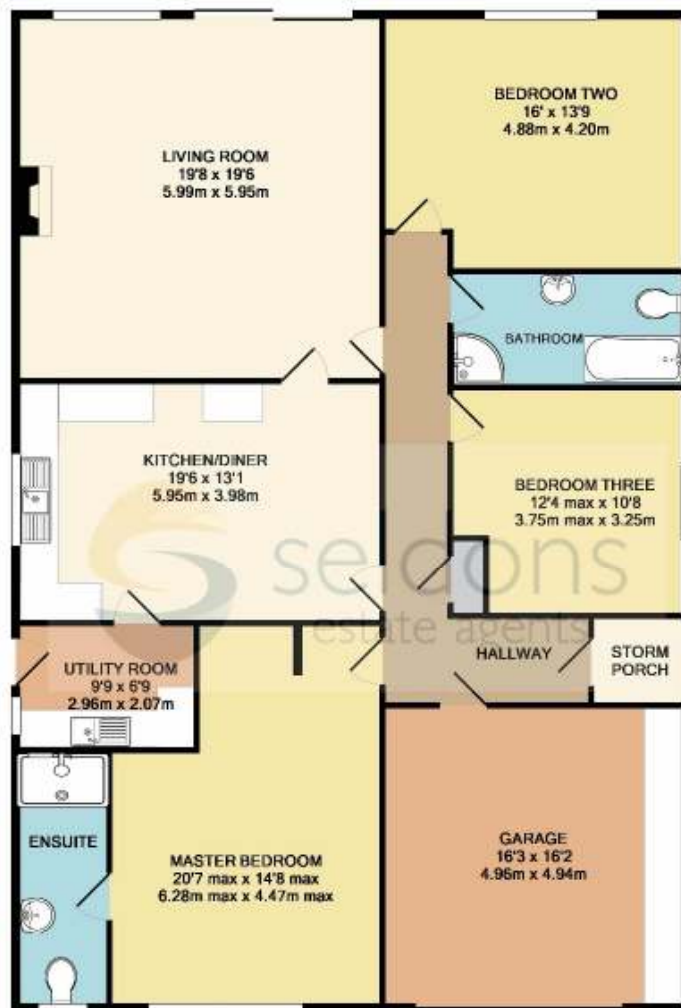
Council Tax: Band E.

Tenure: Freehold

Services: All Mains services connected

Directions: From Seldons prime Quay side Bideford office continue onto Kingsley Road then onto Heywood Road (A386) take the second exit at the roundabout in the direction of Northam staying on this road until entering Westward Ho! on Atlantic Way (B3236), turn right onto Beach Road and the bungalow will be found about half way down on the left.





TOTAL APPROX. FLOOR AREA 1916 SQ. FT. (178.0 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix 10017



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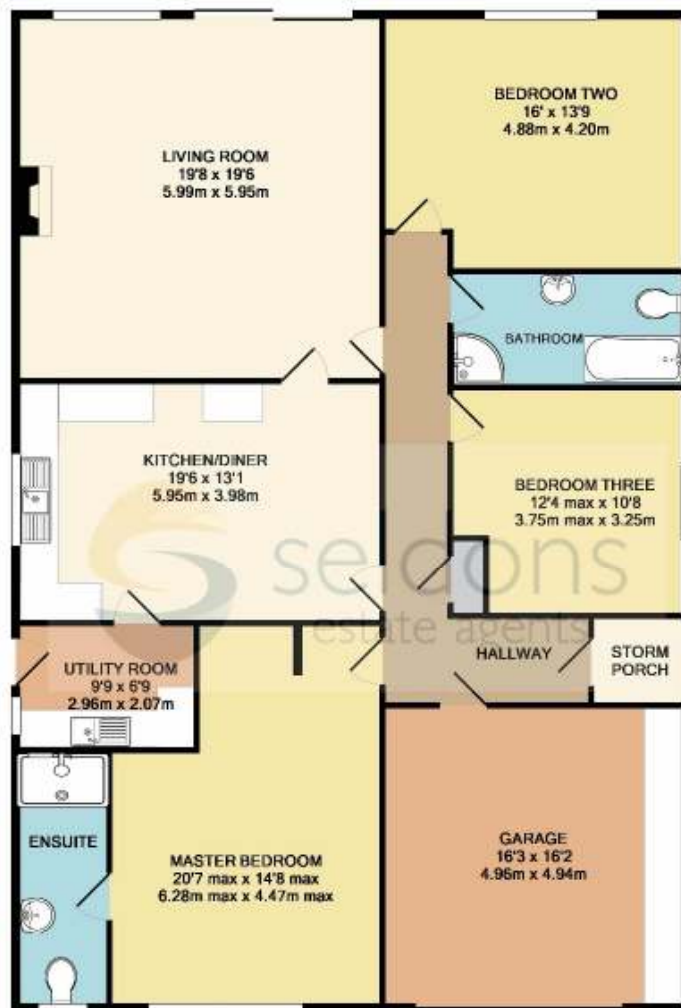
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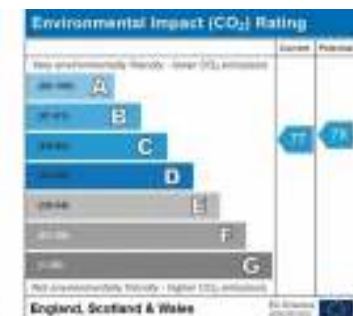




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