



1 Blyth Court, Westward Ho! EX39 1XF
Guide Price £349,950

 **seldons**
estate agents

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An immaculately presented 3 bed (master en-suite) detached bungalow with garage and parking, situated in a highly sought-after location. The property boasts spacious living accommodation, separate dining room, modern kitchen and bathroom and a beautifully maintained south facing rear garden with patio seating areas.

- Modern Detached Bungalow
- 3 Bedrooms (master en-suite)
- Garage & Driveway
- Attractive South Facing Rear Garden
- Separate Dining Room
- Modern Kitchen & Bathrooms
- Sought After Location
- Gas Central Heating
- uPVC Double Glazing
- Viewing Highly Recommended

Entrance Porch

Part glazed entrance porch with main front door to

Entrance Hall

Doors leading to all rooms, radiator and Loft access.

Living Room

A lovely room with patio doors leading out to the attractive rear garden and patio seating area. Gas flame effect feature fire place. Part glazed double doors to:

Dining Room

Good size double aspect room enjoying a wonderful outlook across the attractive rear garden.

Kitchen

A modern kitchen with a good range of wood fronted eye level and base units, roll edge work surfaces, stainless steel sink with mixer taps, tiled splashback, integrated double oven and gas hob with extractor hood over with space for other appliances. uPVC double glazed window and door with access to garden.



Bedroom 1

Large double bedroom with fitted wardrobes, bay window to front and door to **En-suite shower room** comprises a modern suite with single shower unit, low flush w/c and wash hand basin.

Bedroom 2

A good sized double bedroom with built in wardrobes and uPVC double glazed window to front overlooking the attractive front garden and driveway.

Bedroom 3

Good sized double bedroom with built in wardrobes. This room is currently being used as an office and over looks to attractive rear garden.

Bathroom

A modern white three piece suite, panel bath with mixer taps, low flush w/c and pedestal wash hand basin. Part tiled walls, dado rail and frosted uPVC double glazed window.

Outside

To the front of the bungalow is an attractive low maintenance lawned areas, driveway leads up to the **single garage** with off road parking for 2 vehicles and a paved pathway leading up to the front door. At the rear of the property is a level south facing garden which has been beautifully maintained with a range of mature shrubs, trees and flowers and patio seating areas. The garden is enclosed and private.

General:

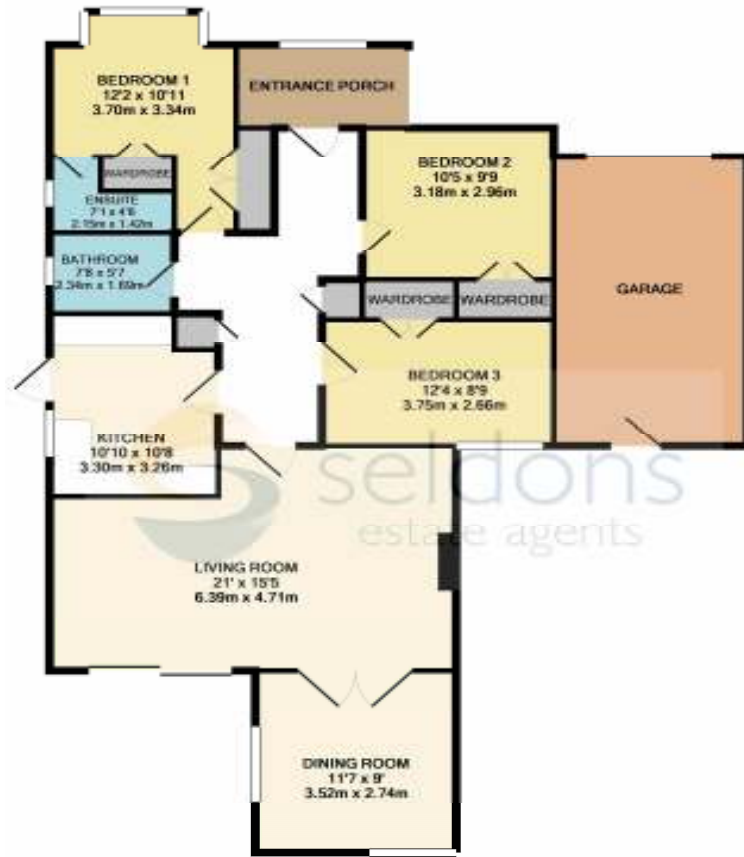
Council Tax Band E

Services: Mains Water, Gas & Electric

Directions:

From Seldons Quay side offices proceed towards Heywood roundabout and take the first exit on to the A39. After a short distance take the right hand turning signposted Westward Ho! Continue along this road and turn left on to Cornborough Road then take the second right into Francis Drive and then left into Blyth Court where the property can be found on the left.





TOTAL APPROX. FLOOR AREA 1217 SQ.FT. (113.1 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.
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