



10 Beach Road, Westward Ho, Bideford, EX39 1HQ

Price Guide £375,000

- NO ONWARD CHAIN
- Level Accommodation
- Garage
- Wet Room
- Motivated Sellers!
- Short Walk to Village & Beach
- Modern Well Fitted Kitchen
- Low Maintenance Garden
- Early Internal Viewing Recommended
- Council Tax Band: C

10 Beach Road, Westward Ho!

Just a short stroll from Westward Ho!'s glorious sandy beach, we are delighted to offer this spacious and individual 3 bedroom detached bungalow within this much sought after residential location. The property itself offers spacious and adaptable accommodation along with a delightful rear garden, garage and off-road parking and is within a short level walk of the local shops and bus routes. The bungalow offers a wonderful opportunity to those seeking a property on which to put their own mark and is available with no onward chain.



3



1



1



D

Council Tax Band: C



ENTRANCE PORCH

HALLWAY

KITCHEN/DINER

22'1" x 9'10"

BEDROOM ONE

12'1" x 11'11"

BEDROOM TWO

9'11" x 11'2"

BEDROOM THREE

8'0" x 8'11"

WETROOM

6'8" x 6'4"

WC

GARAGE

17'11" x 8'5"

OUTSIDE

The property benefits from a gated driveway with off road parking for 2 cars. The gardens are predominantly level, with the front lawn having a selection of established trees and bushes. The rear garden is mainly laid with patio with several vegetable plots.

SERVICES

All mains services connected.

Tenure: Freehold

Local Authority: Torridge District Council, Riverbank House, Bideford, EX39 2QG. Tel: 01237 428700.

Council Tax: C

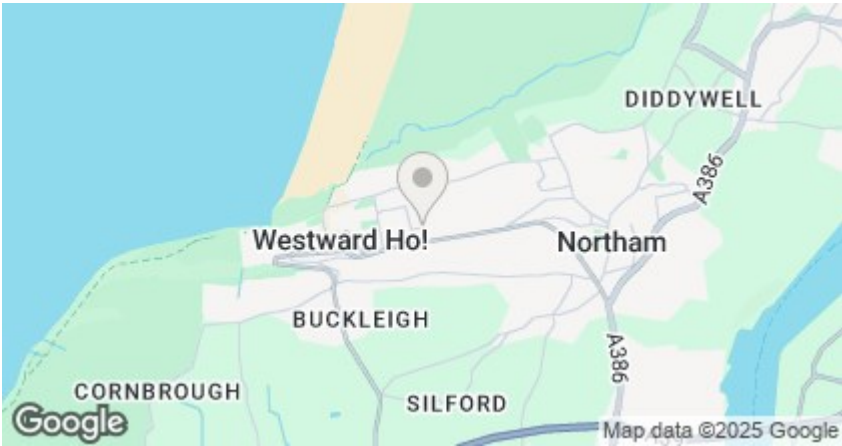
VIEWINGS

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998



Directions

From our office on Bideford Quay head North towards Northam and Westward Ho!. Continue straight over Heywood roundabout and proceed without deviation for approximately 1 mile. Continue down the hill as the road bears left into Westward Ho! and proceed straight ahead. Take the second right hand turn into Beach Road where the property will be found on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

