

5 Highview Terrace, Westward Ho, Bideford, EX39 1AQ

Guide Price £350,000

- Far Reaching Sea Views
- Immaculately Presented
- Private Enclosed Rear Garden
- Well Planned Accommodation
- Must See!
- Close To Westward Ho!
- Off-Road Parking
- Modern Well Equipped Kitchen
- Holiday Let Potential

5 Highview Terrace, Bideford EX39 1AQ

This charming two-bedroom property is not your average terraced home, occupying a tucked away position, perched, just a stone's throw from Westward Ho! and boasting some of the finest sea views on offer. Internally, the home has been immaculately presented throughout with modern kitchen and bathroom suites, and stunning sea views that can be enjoyed from every floor. The home presents an array of attractive character features including two cosy log burners on the ground floor. There are separate living and dining areas. The attic room offers great scope to extend up into and utilise this great space. There is also a rear garden space that has been transformed by the current owners into a very private and easily maintainable outdoor retreat. Given its sought after location and array of attractive features 5 Highview Terrace would make the ideal holiday let investment, home or turn-key buy-to-let.



Council Tax Band: B



Entrance Hall

Welcomes you into the property.

Lounge

11'4 x 11'4

A light and spacious room with a cosy log burner and feature fireplace. There is also a large window flooding the room with natural light and showcasing far reaching views out to sea.

Dining Room

13'6" x 12'0"

The dining room provides the perfect additional social space with ample room for a dining table and chairs, the charming addition of a log burner and an opening out into the lounge capturing a glimpse of those breath-taking sea views.

Kitchen/Breakfast Room

10'2 8'8

The kitchen has been well fitted with a range of modern hand and eye level units housing a five point range cooker with double oven and extractor over, built-in dishwasher, ceramic sink with drainer and room for a fridge/freezer. The kitchen provides an abundance of worktop space with the addition of a breakfast bar and Velux window flooding the room with natural light.

Utility

8'5 x 5'3

The utility provides additional worktop space with handy storage for white goods. There is also a ceramic sink with drainer and a quirky surfboard/wetsuit store with drainer that was crafted by the previous owners. The utility also houses the gas fired combination boiler.

First Floor

Bedroom One

45'11"6'6" 39'4"26'2"

A generously sized double room found at the front of the home with large built-in wardrobes and breathtaking views over the village and out to sea.



Bedroom Two

42'7"3'3" 29'6"3'3"

A further good sized double room with french doors leading out onto a balcony overlooking the garden.

Bathroom

A modern four piece suite, comprising a corner walk-in shower cubicle, roll top bath with mixer tap, floating low level WC and wash hand basin with vanity unit below, with underfloor heating throughout.

Attic Room

14'1" x 11'11"

The attic room can be accessed via a loft ladder and is fully boarded and equipped with lighting and electric. There is an abundance of handy eaves storage, and providing great potential to incorporate within the property subject to gaining the relevant consents.

Outside

To the front of the property there is off-road parking available for one car with an electric car charging point. Steps lead down to a small private terraced garden, which has a log store and room for bikes or outdoor equipment. To the rear, steps lead up from the utility to a private enclosed garden, mostly laid with porcelain patio, there is also a raised deck area ideal for alfresco dining. The garden has been maintained to the highest of standards by the current owners and is bordered with a fence on one side and a stone wall on the other, with an array of mature shrubs and plants.

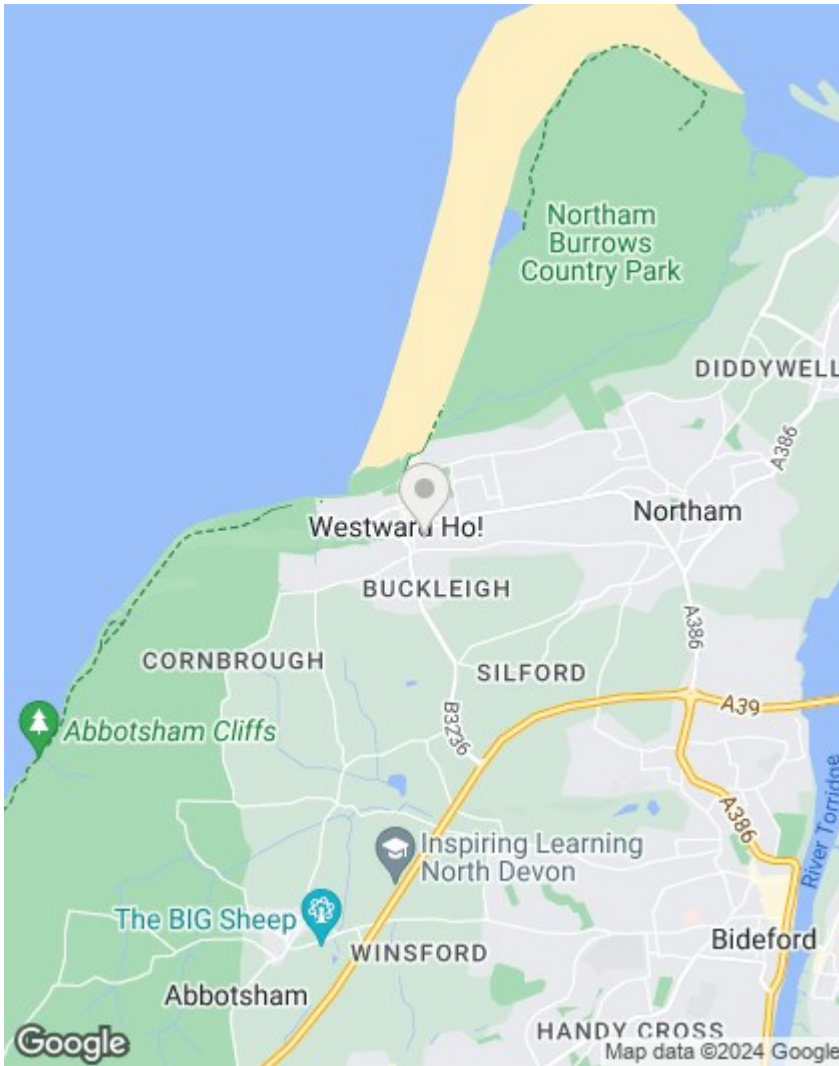
Services

All mains connected, gas fired central heating.

Viewings

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





Directions

From our offices on Bideford Quay, proceed out of the town driving past Morrisons on your right hand side and heading towards the Heywood Road roundabout. Proceed straight over the roundabout signposted Northam, Appledore and Westward Ho! Go past the Durrant House Hotel and the right hand turning for Appledore, and take the second turning on the left - signposted Bay View Road. Continue along Bay View Road without deviation, at the end of Bay View Road you will find Fosceth Hill on your right hand side. As you drop down Fosceth Hill after a short while you will come to High View Terrace on your right.

Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		65	
(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	

