



**46 Stanwell Drive, Westward Ho, Bideford, EX39 1HE**

**Price Guide £290,000**

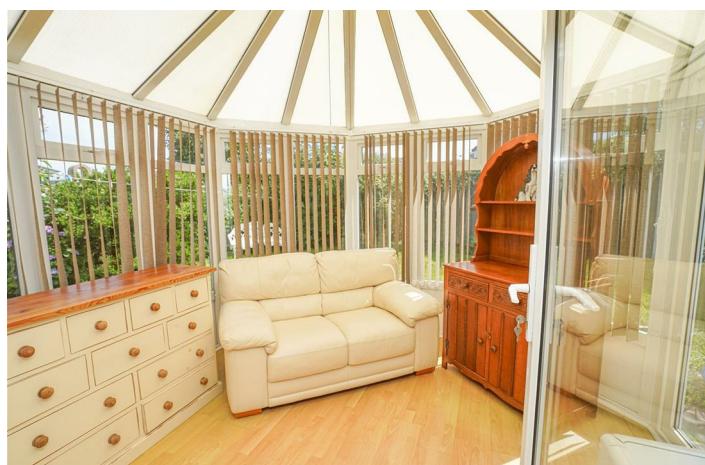
- Spacious Detached Bungalow
- Garage & Off-Road Parking
- Private Level Garden
- Generous Plot
- New Kitchen Required
- Walking Distance To The Beach
- Cul-De-Sac Location
- Conservatory
- Easy Access To Amenities
- NO ONWARD CHAIN

# 46 Stanwell Drive, Bideford EX39 1HE

Nestled in a quiet cul-de-sac just moments from the beach, this charming, detached bungalow offers the perfect balance of privacy and space. Well-proportioned throughout, the accommodation includes two bedrooms and a spacious living area with conservatory. The private rear garden provides an enclosed space with a delightful easterly aspect. The property benefits from a garage and off-road parking in front for one vehicle. Located on the outskirts of the ever-popular coastal village of Westward Ho! within easy reach of the beach, village shops, and local eateries. This home offers a blank canvas for you to make your own. Early viewings are advised.



Council Tax Band: C



## Location

Situated just a 20-minute walk from the beautiful beach and amenities of Westward Ho!, this property offers the perfect blend of coastal living and convenient access to nearby towns. You're also close to the charming market town of Bideford, renowned for its traditional pannier market, bustling array of pubs, shops, banks, post office, restaurants, and a popular farmers market. Bideford's picturesque quayside remains a working port, with ships regularly navigating the estuary — a captivating sight for residents and visitors alike. Just a short 10-minute drive away lies the quaint fishing village of Appledore, famous for its maze of cobbled streets and picture-perfect cottages. Westward Ho! itself boasts two miles of golden, Blue Flag sandy beach, making it a favourite destination for surfers, families, and bathers alike. Local leisure facilities include England's oldest golf club in Westward Ho! and Torridge Pool leisure centre in nearby Northam. For broader amenities, the regional centre of Barnstaple is approximately 10 miles away via the North Devon Link Road, offering a comprehensive selection of shops, businesses, commercial services, and a train station providing direct links to Exeter.

## Entrance Hallway

Welcomes you into the home.

## Kitchen

7'2" x 10'11"

We would suggest a new kitchen is required.

## Lounge/Diner

12'9" x 13'3"

A spacious and comfortable room featuring a central gas fire, with patio doors that open directly onto the conservatory, creating a bright and seamless flow of living space.

## Conservatory

10'0" x 10'7"

A bright and relaxing room overlooking the private enclosed garden.

## Bedroom One

11'8" x 10'5"

A well-proportioned double room complete with a modern en-suite shower room for added convenience.

## Ensuite

5'2" x 3'2"

Includes a shower, hand basin, and low-level WC, offering a well-appointed space.

## Bedroom Two

9'6" x 8'7"

A further double room, providing plenty of space and versatility.

## Bathroom

7'6" x 5'0"

Features a bath with shower over, low-level WC, and wash hand basin.

## Outisde

To the front of the property is a neat garden area laid with chippings, alongside a driveway providing parking for one vehicle and direct access to the garage via an up-and-over door. Side access leads to the private, and level rear garden, mostly laid to lawn and enclosed by wooden fencing, with mature shrubs and a variety of flowers.

## Garage

Fully equipped with electric and lighting, accessed via an up and over door.

## Services

All mains services connected, gas fired central heating.

**Broadband:** Standard broadband is available - Ofcom indicates that the highest available download speed is 1800 Mbps.

**Mobile Coverage:** Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.



## Directions

To get to 46 Stanwell Drive from Morris and Bott on The Quay in Bideford, head west along The Quay towards the Old Bridge roundabout and take the first exit onto Kingsley Road (A386), signposted for Northam and Westward Ho!. Continue along Kingsley Road for about a mile and a half, passing through Northam. As you leave Northam, keep right to stay on Atlantic Way (B3236) towards Westward Ho!, and follow this road for around another mile. Then, turn right onto Stanwell Drive and follow the road up —number 46 will be on the right-hand side.



## Viewings

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

## EPC Rating:

D

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 86        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 65                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

