



Mischief Cottage, Westward Ho!

Offers In Excess Of £200,000

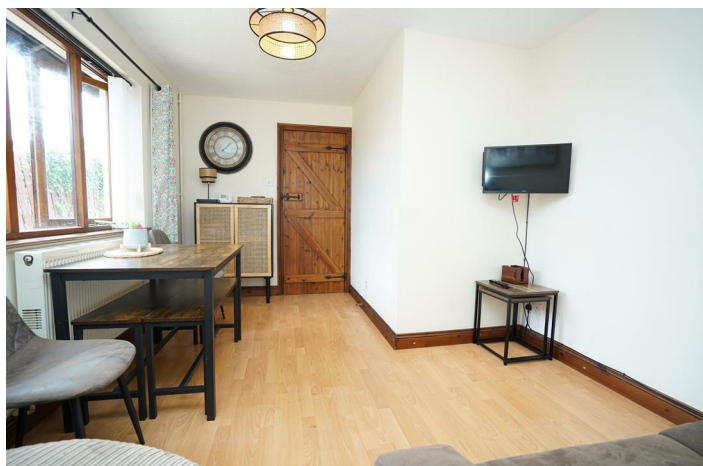
- Level Walk To The Beach
- Popular Village Location
- Two Double Bedrooms
- Level Walk To Bus Service And Amenities
- NO CHAIN!
- Tucked Away Position
- Off-Road Parking
- Holiday Let Potential!
- Exciting Development Plans

Mischief Cottage, Westward Ho!

Occupying a tucked away position just a short, level walk to the beach, Mischief Cottage is a fantastic opportunity to acquire a very private and immaculately presented two bedroom bungalow just a stones throw from the village. The property is currently being run as a successful holiday let and plans have also been obtained to further develop the property should a prospective buyer wish to do so. The property in brief offers two double bedrooms, a light and airy lounge/diner, and a well fitted kitchen, the handy addition of allocated off-road parking and small courtyard area to the front. Mischief Cottage would make the ideal second home or buy to let investment.



Council Tax Band: B



Entrance Hall

Welcomes you into the home.

Lounge/Diner

14'2" x 10'0"

A light and airy space with a window overlooking the front courtyard. There is also space for a dining table and chairs.

Kitchen

10'8" x 7'1"

The kitchen is well fitted with a range of matching hand and eye level units housing an electric oven with hob and extractor over, sink with drainer and plenty of worktop space. There are also additional appliances available via separate negotiation including a washing machine, slim-line dishwasher and undercounter fridge/freezer.

Bedroom One

11'8" x 7'11"

A good sized double room with Velux window.

Bedroom Two

10'6" x 10'3"

A further double room currently used as a twin room.

Bathroom

7'3" x 5'6"

A three piece white suite comprising a bath with shower over, low level WC, hand wash basin and heated towel rail.

Outside

The property is found occupying a very tucked away position just off of golf links road, as you approach the front you will find parking for two cars and a small courtyard area with benches. There is also a handy stone built storage shed attached to the property.

Services

Mains electric, gas fired central heating. Private drainage.

Viewings

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

Agents Notes

The current owner has obtained plans to further develop the property conveniently adding a third bedroom and additional social space. Please contact Morris and Bott for further information.





Directions

From our office on Bideford Quay, proceed towards North towards Northam and Westward Ho! Continue straight over Heywood roundabout and continue without deviation for approximately 1 mile. Continue down the hill into Atlantic Way as the road bears left. Take the second right into Beach Road and continue to the bottom, turn right and the junction into Golf Links Road where Mischief Cottage will be found on the left hand side down a private drive found just before Sur Bay holiday park.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(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 

