



9 PAVILION VIEW,  
WESTWARD HO! BIDEFORD, DEVON, EX39 1FN

£415,000



Pavilion View is collection of modern houses ideally situated within short distance of the long sandy beach & famous Pebble Ridge of Westward Ho! whilst a healthy selection of popular bars, restaurants and other amenities are easily accessible nearby.

No9 is a fantastic energy efficient home by sea, offering stylish & contemporary reverse level living with modern benefits including gas central heating powder coated aluminium double glazed windows & PV panels providing a source of electricity.

Passing through the thoughtfully planned out garden to the main entrance, the spacious & welcoming lobby leads off to 3 ground floor double bedrooms, of which the master benefits from a stylish & well appointed en-suite together with built-in wardrobes. Meanwhile, the family bathroom is conveniently positioned between bedrooms 2 & 3.

Stairs with a half landing and useful storage under, rise to the first floor where the superb open plan living space presents itself without disappointment.

This wonderful area has wood effect flooring spanning the entirety of this level with under floor heating. A great example of contemporary, modern living.

The kitchen is equipped with built-in Neff appliances including double oven, induction hob with extractor hood over, dishwasher, fridge/freezer and washing machine.

Externally, the enclosed garden provides a great space for either entertaining or purely to sit back and relax to the sounds of the nearby sea; separate decked and patio seating areas allow you to follow the sun across the garden throughout day whilst the artificial turf and established flower & shrub border inject a selection of vibrant colour







A further timber deck with pergola provides a great BBQ area as the sun moves to the West during the evening whilst the timber shed, with power connected, could be repurposed as a seasonal home bar or summer house if desired. There is also parking for 2 vehicles opposite the front of the property.

Whether enjoying a beautiful beach day, bustling bank holiday or stunning sunset aside the pebble ridge or further along the nearby cliffs, 9 Pavilion View is fantastic energy efficient home by the sea from which to immerse yourself in a new coastal lifestyle.

### NEED TO KNOW

Services: All mains services are connected.

Gas central heating - under floor heating to the first floor.

PV Panels providing electricity with a small feed-in tariff.

Energy Performance Certificate: B (85)

Council Tax: BAND D (£2,278.36 per annum)

### AGENTS NOTE

Please be advised that there is an annual Service Charge of £153.

### DIRECTIONS

From Bideford Quay proceed towards Northam and Westward Ho! passing over the Heywood Road roundabout.. Continue into Westward Ho! along Atlantic Way, turning right onto Beach Road. Proceed to the bottom of this road, turning left onto Golf Links Road. Pavilion View will be found after a short distance on the right hand side, on the corner of Golf Links Road & Pebbleridge Road, with No9 having a 'For Sale' board clearly displayed.







24 The Quay | Bideford | Devon | EX39 2EZ



t: 01237 422433

e: [info@regencystateagents.com](mailto:info@regencystateagents.com)

w: [regencystateagents.com](http://regencystateagents.com)

