

Regency

ESTATE AGENTS



5 COLLEGE CLOSE, WESTWARD HO!, EX39 1BL

£380,000

A 3 bedroom detached chalet style bungalow offering comfortably sized accommodation including lounge, kitchen/diner & conservatory whilst benefitting from an attractive enclosed garden with summer house and large shed together with a garage, tandem driveway and additional parking area.

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This well maintained detached home will be found within a small community of dwellings overlooking a communal green. College Close is located off Bay View Road with the long sandy beach at Westward Ho! being within a short drive or leisurely walk whilst the South West Coast Path is also nearby.

Offering well proportioned accommodation with the benefit of gas central heating & uPVC double glazing, No5 enjoys an abundance of natural light and really comes into it's own when the sun shines.

The ground floor comprises a good sized lounge with optional dining space together with an equally generous kitchen/diner including pantry and a modern selection of cupboards & drawers with built-in electric oven & hob plus space for white goods.

The 3 double bedrooms are arranged with one on the ground floor, overlooking the garden, together with a useful cloakroom WC, whilst bedrooms 1 & 2 are to the first floor, each with built-in wardrobes and served by a well appointed shower room.

The rear garden is accessed via the conservatory, with two sets of patio doors leading to the delightful outside space.

A patio area leads up to a pleasant lawn which is complimented by a wealth of flowers & shrubs. Beyond this is further seating and flower beds together with a summerhouse. There are two further sheds, one with power connected and ideal as a workshop or hobby room.

Services: All mains services are connected

Energy Performance Certificate: C (70)

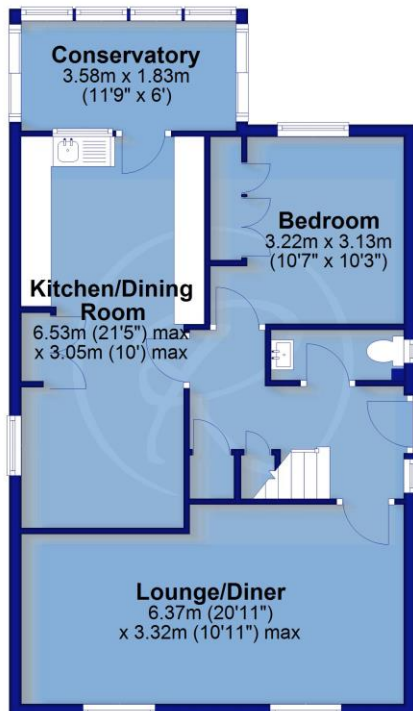
Council Tax: BAND D (£2,385.71 per annum)

AGENTS NOTE: There is an annual service charge of approximately £400 for the upkeep of the communal areas and resident's pool, although the pool is currently closed whilst a course of maintenance is agreed upon.



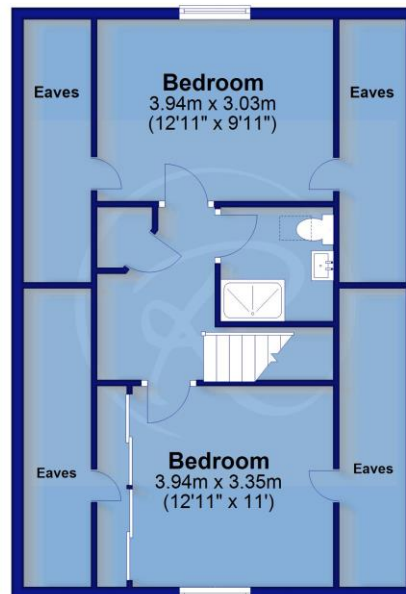
Ground Floor

Approx. 67.2 sq. metres (723.4 sq. feet)



First Floor

Approx. 60.3 sq. metres (648.9 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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