

Regency

ESTATE AGENTS



20 BUCKLEIGH GRANGE, WESTWARD HO! EX39 3FD £425,000

A simply stunning 5 bedroom modern detached house, being within 10 minutes of Westward Ho! village and long sandy beach whilst offering beautifully presented accommodation with the benefit of gas central heating together with enclosed level rear garden, garage & driveway parking.

regencyestateagents.com | info@regencyestateagents.com 01237 422433

This beautifully presented modern detached house is the perfect family home, offering spacious accommodation with an attractive rear garden whilst being within approximately 10 minutes walking distance of the long sandy beach and amenities of Westward Ho!

The quality of the property is soon evident as you step into the welcoming entrance hall which flows seamlessly through to the large kitchen/dining room, wood flooring provides a great connection throughout this space whilst the dual aspect affords plenty of natural light.

The lounge is a comfortable space with ample room for sofa's and cuddle chairs whilst French doors lead directly onto the garden.

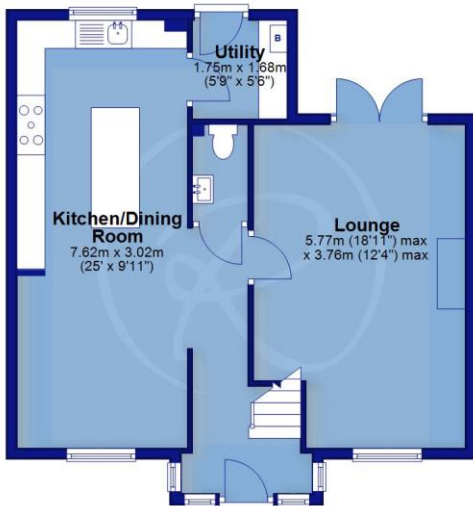
5 bedrooms are arranged over the first & second floors with the master benefiting from an en-suite whilst the family bathroom comprises a white suite with shower over the bath.

The attractive level rear garden includes patio & decked seating areas together with artificial turf and a selection of trees, shrubs & bushes whilst gated access leads to the driveway & garage.

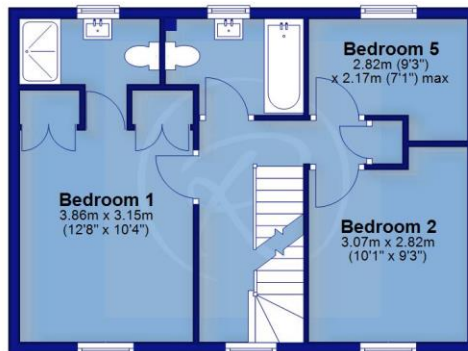
Services: All mains services are connected
Gas fired central heating.
Energy Performance Certificate: C (78)
Council Tax: BAND E (£2,915.87 per annum)



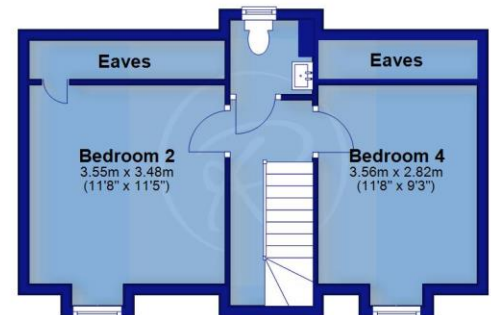
Ground Floor
 Approx. 56.7 sq. metres (610.5 sq. feet)



First Floor
 Approx. 45.9 sq. metres (494.4 sq. feet)



Second Floor
 Approx. 36.3 sq. metres (391.2 sq. feet)



Total area: approx. 139.0 sq. metres (1496.1 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.