



**32 DUDLEY WAY, WESTWARD HO! EX39 1XD**

**£360,000**

A 2 bedroom (master en-suite) detached bungalow situated within a quiet cul-de-sac with nearby access to pleasant walks along the South West Coast Path. The accommodation is well proportioned with the benefit of gas central heating & uPVC double glazing together with enclosed garden, garage & parking.

Located off Cornborough Road, with easy access to picturesque walks along the South West Coast Path, 32 Dudley Way is well presented detached bungalow affording comfortably sized, well-proportioned accommodation with the benefit of gas fired central heating and uPVC double glazing.

The property is situated within a quiet cul-de-sac whilst being within approximately 10 minutes' walk or a short drive of the long sandy beach and amenities of Westward Ho!

Internally the bungalow has been tastefully decorated in neutral tones throughout and comprises a spacious lounge/dining room together with a well equipped kitchen with a range cupboards & drawers, built-in electric oven and gas hob together with space for further appliances.

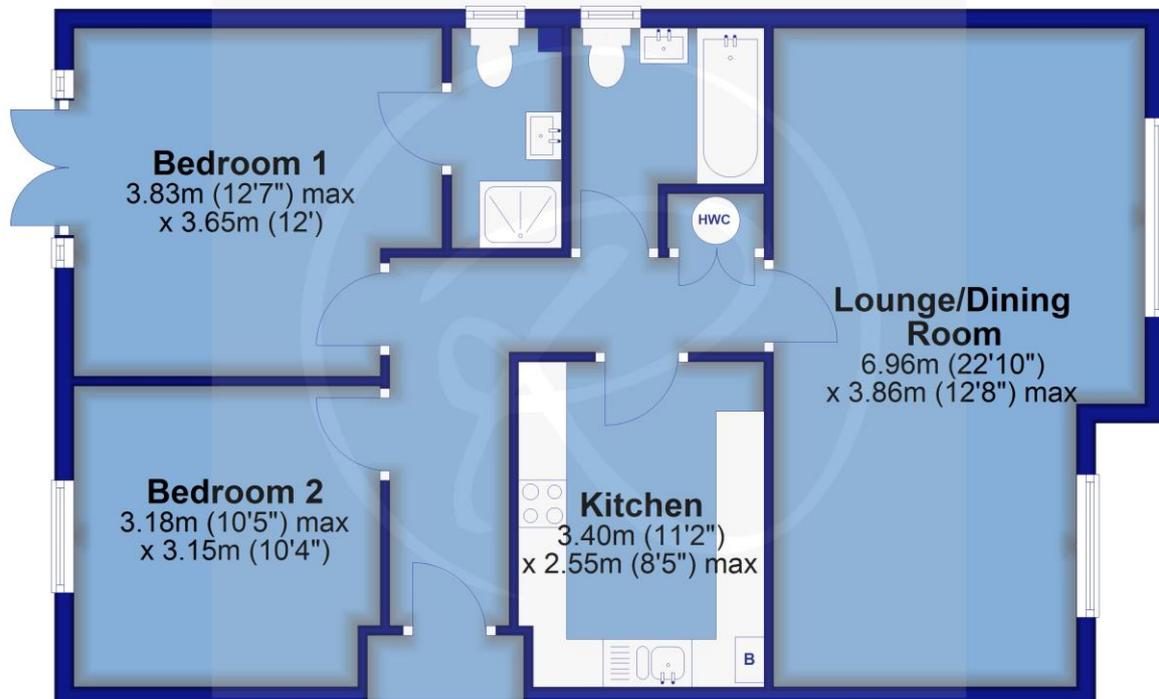
2 double bedrooms overlook the rear garden with the master benefiting from an en-suite shower room & French doors to the garden.

The garden is fully enclosed and predominantly laid to lawn with patio area and useful side gated access leading to the driveway & garage 17'7 x 8'10 (5.36 x 2.69), providing excellent parking options.

**Services:** All mains services are connected  
**Energy Performance Certificate:** D (68)  
**Council Tax:** BAND C (£2,120.63 per annum)



Approx. 73.7 sq. metres (793.7 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be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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