

# Regency

ESTATE AGENTS



**8 NELSON MEWS, WESTWARD HO! EX39 1GY**

**£345,000**

A modern 3 double bedroom townhouse situated within walking distance of the sandy beach and village amenities offering excellently presented accommodation including kitchen/diner with Juliet balcony, en-suite master bedroom & balcony offering great views. Benefiting from a garage & off-road parking.

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We are proud to present this modern 3 bedroom townhouse situated just a stones throw away from the long sandy beach and pebble ridge of Westward Ho!. Take a stroll to enjoy the vibrant array of local shops, bars & restaurants or simply enjoy the crashing waves from your 2<sup>nd</sup> floor balcony.

Arranged over 3 floors, the spacious accommodation is presented in excellent order throughout with quality floor coverings and neutral décor having undergone a complete makeover by our current owners.

On the ground floor, a spacious hallway gives access to the 3<sup>rd</sup> bedroom at the rear of the property over-looking the garden, with a WC adjacent. A good-sized garage is to the front housing the utility area.

Stairs rise to the first floor where the modern open plan kitchen/diner boasts a Juliet balcony, boasting an integrated dishwasher, oven and induction hob along with a good array of wall and base level units. The lounge is across the landing towards to the front of the property with a feature fireplace creating a beautiful focal point.

A further staircase ascends to the 2<sup>nd</sup> floor housing another 2 bedrooms. The main bedroom benefits from an en-suite shower room, whilst the

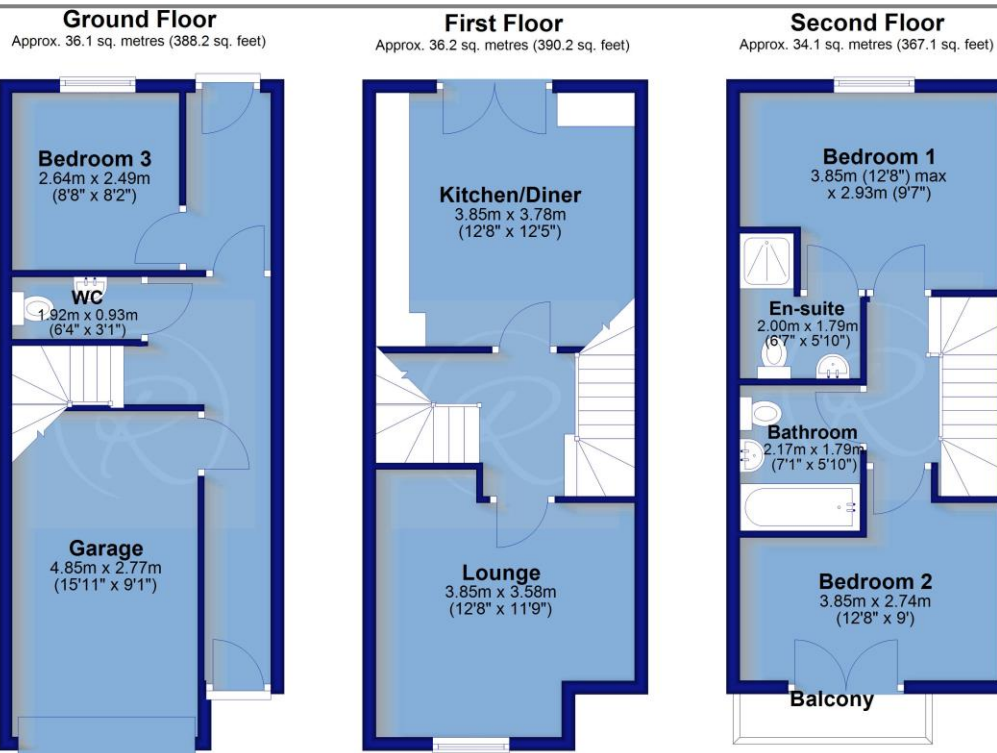
spacious second bedroom boasts patio doors opening to the balcony with views over Westward Ho! and the sea beyond. A bathroom nestles in between comprising a bath with shower over, WC & basin.

Outside, an easy maintenance enclosed rear garden is astro-turfed making it the perfect lock-up-and-leave for anyone seeking a holiday home by the sea. To the front a paved driveway provides off road parking in front of the garage for one vehicle.

**Services:** All mains services are connected

**Energy Performance Certificate:** C(78)

**Council Tax:** BAND C (£2,120.63per annum)



Total area: approx. 106.4 sq. metres (1145.5 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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