



17 ARMADA WAY, WESTWARD HO!, EX39 1XB

£425,000

A 3 bedroom (master en-suite) detached bungalow situated on a good sized plot in a favoured location whilst offering comfortable accommodation including bay fronted lounge with wood burner, dining room & conservatory together with enclosed south facing garden, garage & off road parking.

Located off Cornborough Road, with easy access to picturesque walks along the South West Coast Path, 17 Armada Way is a well maintained & welcoming bungalow within approximately 10 minutes' walk or a short drive of the long sandy beach and amenities of Westward Ho!

Situated on a good sized plot with a pleasant lawn frontage, the bungalow has been well maintained by the current owners including the installation of replacement windows and addition of a conservatory.

The main living areas flow nicely with the bay fronted lounge connecting to the dining area which in turn opens to the kitchen and uPVC double glazed conservatory.

Each of the bedrooms are well proportioned and will fit a double bed with the master benefiting from an en-suite shower room. The family bathroom comprises a white suite including bath with shower over.

To the rear, the generous enclosed garden enjoys a south facing aspect and includes a large area of lawn together with patio area and a selection of trees whilst the garage has power connected and overhead storage.

Services: All mains services are connected
Energy Performance Certificate: C (73)
Council Tax: BAND E (£2,915.87 per annum)



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be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.