



21 ARMADA WAY,  
WESTWARD HO!, BIDEFORD, DEVON, EX39 1XB

£499,950



A luxury detached bungalow, offering spacious and immaculately presented accommodation with private south facing rear garden, double garage and driveway situated in a highly sought after location.

21 Armada Way offers deceptively spacious 3 bedroomed accommodation with a 15' lounge with double doors connecting to the separate dining room, a well equipped kitchen with a range of built-in appliances and the invaluable addition of the sun room overlooking the landscaped private south facing rear garden. The master bedroom has the benefit of an en-suite shower room, there are 2 further double sized bedrooms and a well appointed bathroom. Offered in immaculate order throughout. It also benefits from gas central heating and double glazing.

The bungalow stands within a wide fronted level plot with feature landscaped gardens designed for ease of maintenance together with wide tarmac driveway providing off road parking for a number of vehicles and access to the detached double sized garage. The rear garden is an undoubted feature being well landscaped and enclosed. It is private and comprising an immediate sun terrace area, level lawned garden with flower and shrub borders and beds as well as a garden shed and delightful summerhouse.

An undoubted quality property in all respects, early viewing is advised to avoid disappointment.







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**DETACHED DOUBLE GARAGE:** 18' 0 x 17' 9 (5.49m x 5.41m) Twin up and over doors (One automatic remote control). The garage has power and light installed and a personal door to the rear.

### **NEED TO KNOW**

All mains services are connected.

**COUNCIL TAX:** BAND E - £2,915.87 per annum

**ENERGY PERFORMANCE CERTIFICATE:** C (73)

### **DIRECTIONS**

From Bideford proceed straight across at the Heywood Road roundabout junction with the Link Road. After approximately a mile as you enter Northam, take the second turning left into Bay View Road. Proceed to the far end of Bay View Road and go straight across at the crossroad junction into Cornborough Road. The entrance to Armada Way will be found after a short distance as the third turning on the right. As you enter the cul-de-sac follow the road around to the left where No.21 will be found on the left so it has the added advantage of a south facing aspect at the rear garden.







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