



3 PELICAN CLOSE, WESTWARD HO!, EX39 1XT

£385,000

A 3 bedroom modern detached bungalow offering well presented accommodation including a comfortable lounge, kitchen/diner and conservatory together with the benefit of uPVC double glazing & gas central heating, level enclosed rear garden, garage & off road parking.

Located on a well established & sought after residential development, this 3 bedroom detached bungalow offers well proportioned accommodation presented in good order throughout.

Access to Kipling Tors and the South West Coast Path is nearby, perfect for keen walkers and dog owners whilst the long sandy beach and village amenities are within a mile.

All rooms lead off from a spacious entrance hall, the comfortable lounge and kitchen/diner will both be found at the rear of the bungalow, overlooking the attractive garden. The lounge includes a feature electric fireplace and leads into the conservatory, with French doors to the outside.

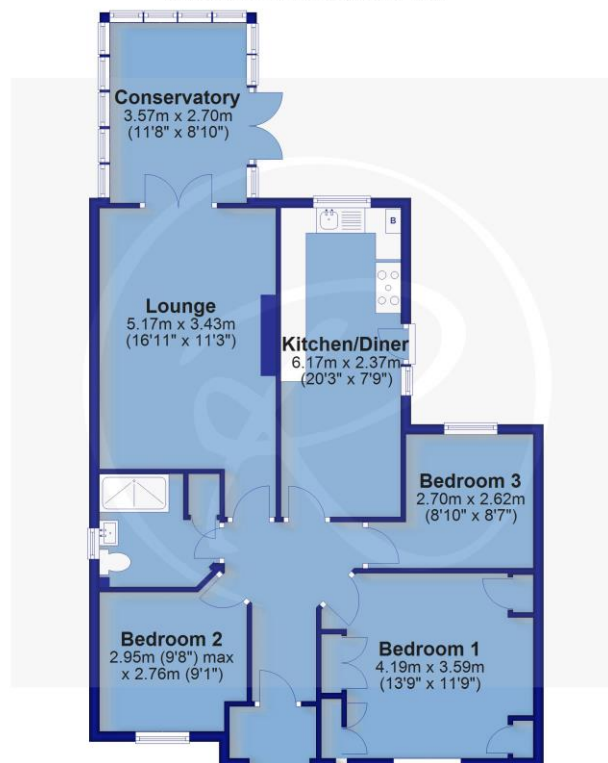
Each of the 3 bedrooms have space to accommodate a double bed, with bedroom 1 also having extensive fitted wardrobes. The shower room has also been upgraded to include a large walk-in shower enclosure with glass screen.

Externally, the level rear garden is predominantly laid to lawn with patio and timber decked seating areas whilst to the front, a garage and driveway provide parking.

Services: All mains services are connected
Energy Performance Certificate: C (71)
Council Tax: BAND D (£2,385.71 per annum)



Approx. 88.1 sq. metres (948.3 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be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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