



18 Queens Close

Westward Ho! | Bideford | EX39 1FH

JAMES FLETCHER

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exp UK

18 Queens Close, Westward Ho!

Tucked away within one of Westward Ho!'s most sought-after locations, this spacious 4 bedroom detached home is just a short stroll from the glorious sandy beach, shops and cafes within this popular seaside village. Boasting well-planned accommodation, including impressive open-plan living space this easy to run home is immaculately presented throughout and also enjoys off-road parking, a large garage, a generous rear garden and views of the sea. Currently run as a successful holiday let, the property is perfect for those seeking the same, a "lock up & go" coastal retreat close to the beach, or an easy to run home for full-time occupation. Offering peace of mind, the property is sold with the remaining LABC warranty.

Westward Ho!, named after the famous novel by Charles Kingsley, stands as a unique seaside village on the North Devon coast. Renowned for its expansive sandy beach stretching for over two miles and backed by the pebble ridge, it is regularly awarded "blue flag" status and is a haven for families, surfers and holiday makers alike. The village offers local shops and convenience stores along with a number of café's, pubs and restaurants and The Royal North Devon Golf Course nearby. With stunning coastal walks, panoramic views, and a vibrant atmosphere, Westward Ho! is one of North Devon's choice coastal locations along with the nearby villages of Appledore, offering a rich maritime history, and Instow, a popular tourist hotspot.

The port town of Bideford provides a wider range of facilities including a number of locally owned and operated shops and bistros, banks, a post office, secondary schooling and supermarket shopping. From here, the A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South. The A39 links up with the A361 to Tiverton, where there is a direct rail connection to London Paddington. To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919



STEP INSIDE

Enjoying sea views and tucked away within one of Westward Ho!'s most sought-after locations, this spacious 4 bedroom detached home is just a short stroll from the glorious sandy beach, shops and cafes, within this popular seaside village.

The property opens to an inviting entrance hall, with attractive LVT flooring throughout most of the ground floor, which flows seamlessly into the impressive open-plan kitchen/diner/family room. This generous space enjoys a dual aspect, flooding the home with natural light, and provides double doors opening onto the garden, creating a wonderful transition from inside to outside, with the garden becoming an extension of the home in the summer months.

The kitchen is fitted with a range of work surfaces comprising a 1 1/2 bowl composite sink and drainer unit with high-gloss drawers and cupboards below. Built in Bosch appliances include an oven and hob with extractor over, eye-level microwave oven and dishwasher, space for American style fridge/freezer. There is ample dining space along with a large lounge area, making this the perfect space to entertain. Just off the lounge is an adaptable garden room/home office, which could also be utilised as a separate snug, media/cinema room or an occasional bedroom for guests. In addition, there is a convenient ground floor cloakroom and integral access into the garage/utility, which also makes for a great games room.

The first floor landing leads to 4 bedrooms and the family bathroom with the main bedroom enjoying a Juliet balcony and well-fitted ensuite shower room. There are two further good-sized double bedrooms, a single bedroom currently arranged with bunk beds, whilst the family bathroom is well-fitted with a white suite, comprising a bath with shower over, low-level W.C and wash basin with vanity unit below. Sea views can be enjoyed from the bedrooms at the rear of the home.

The property also enjoys underfloor heating throughout the ground floor along with radiators on the first floor.

OUTSIDE & PARKING

The property is approached by a private driveway leading to the large garage with electric roller door. The garage offers great storage and is currently utilised as a games room/utility. There is space and plumbing for a washing machine & tumble dryer along with a wall-mounted gas boiler. Side access leads to the rear garden which is laid for easy maintenance with a large patio and artificial grass and offers plenty of space for a hot tub.



ADDITIONAL FEATURES

Underfloor heating on the ground floor. Solar Panels. Remaining LABC Warranty.

FURNITURE

Furniture and contents, less personal items, can be included in the sale by separate negotiation. For more details, please get in touch.

HOLIDAY LETS

The property is currently run as a successful holiday let. For information on how the property has performed, please get in touch.

VIEWINGS

Viewings can only be conducted during changeovers (usually Friday's) or breaks in the calendar. Please check availability before making travel arrangements. By appointment only with the sole selling agent.



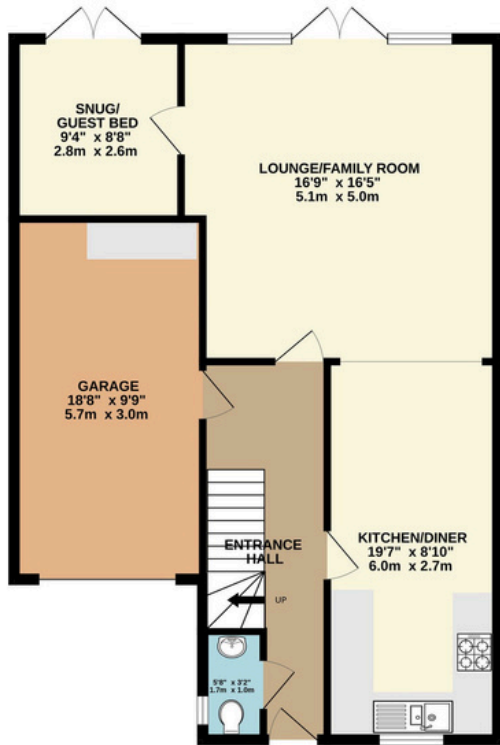


Westward Ho! Beach

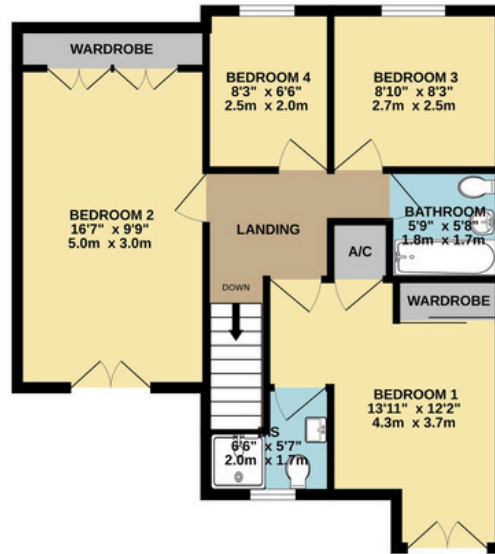


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830 sq.ft. (77.1 sq.m.) approx.



582 sq.ft. (54.1 sq.m.) approx.



QUEENS CLOSE, WESTWARD HO!

TOTAL FLOOR AREA: 1412 sq.ft. (131.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services: Mains Gas, Electricity, Water & Drainage.

Tenure: Freehold

EPC: B

Council Tax: Currently Business Rated. Buyers will need to make their own enquiries with the local authority.

Local Authority: Torrington District Council

Sellers Position: No Onward Chain!

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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