



3 Ridgeway Court

Westward Ho! | Bideford | EX39 1TP

JAMES FLETCHER

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Just a short walk from the village and golden sand at Westward Ho! beach, this extended 3/4 bedroom semi-detached home is well-located in a popular residential cul-de-sac within this much sought-after coastal location. Well-presented throughout, the property enjoys well-planned and flexible accommodation along with a sunny South-facing garden and resident's parking. Close to nearby shops, cafes and parks, the property is perfectly placed for those seeking a modern family home or an easy to run property to downsize or relocate close to the North Devon Coast.

The property is well-placed within Westward Ho!, which is named after the famous novel by Charles Kingsley, and 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

The property opens to an inviting hallway, welcoming you into the home and providing stairs to the first floor. The ground floor accommodation comprises a spacious lounge, found at the front of the home, along with a well-fitted kitchen/diner, opening onto the garden at the rear. The kitchen is fitted with a range of work surfaces comprising a stainless steel sink and drainer with drawers and cupboards below and matching wall-units over, space for a cooker with extractor over, space for a fridge/freezer and space and plumbing for a dishwasher, along with ample dining space.

In addition, there is an adaptable snug/home office/occasional bedroom, utility area with space and plumbing for a washing machine, and a convenient shower room. This space offers tremendous flexibility and has previously been used for a dependent relative and would suit those seeking the same, or could be opened up and incorporated with the kitchen/diner, subject to any necessary consents. The shower room is fitted with a white suite comprising an electric shower, low-level W.C and wash basin.

The first floor landing opens to 3 bedrooms, two doubles and a large single, and the family bathroom. The family bathroom is fitted with a white suite comprising a bath with shower over, low-level W.C and wash basin.

OUTSIDE & PARKING

At the front of the home there is off-road parking within a communal resident's parking area and a manageable lawned garden along with side access to the rear. The rear garden boasts a sunny South-facing aspect with a level lawn and space for a garden shed. This is the perfect space to enjoy the sun throughout the day.

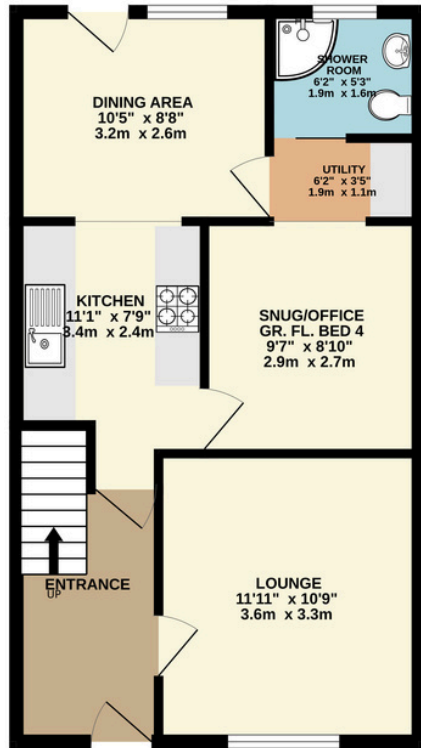
VIEWINGS

By appointment only with the sole selling agent.

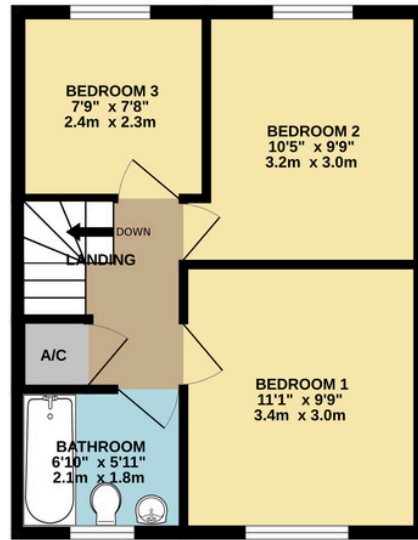




GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



- **Services:** All mains connected. Gas-fired central heating.
- **EPC:** C
- **Tenure:** Freehold
- **Council Tax:** Band C
- **Local Authority:** Torridge District Council
- **Sellers Position:** They have found a home to purchase. For more details, speak to the agent.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RIDGEWAY COURT, WESTWARD HO!

TOTAL FLOOR AREA : 858 sq.ft. (79.7 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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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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