



JAMES FLETCHER
exp uk

7 Nelson Mews

Westward Ho! | Bideford | EX39 1GY

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Surfers paradise! Commanding spectacular views of the sea to Lundy Island, this impressive townhouse occupies a central position within Westward Ho! and is just a short stroll from the glorious sandy beach. The property boasts well-planned accommodation, arranged over 3 floors and immaculately presented throughout, and also provides off-road parking, a useful surfboard/bike store and a manageable garden at the rear. Enjoying breath-taking sunsets over the horizon, this easy to run coastal residence is perfect for those seeking a home by the sea, a stylish holiday retreat or a sound buy to let investment within this choice seaside village.

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 entrance hall that welcomes you into the home and provides stairs to the first floor. The ground floor accommodation then provides a stylish kitchen/diner, opening onto the garden at the rear, a convenient utility room and a useful shower room, perfect for coming home from a day at the beach. The kitchen is fitted with a range of work surfaces comprising a composite sink and drainer unit with drawers and cupboards below and matching wall-units over, a built-in oven and hob with extractor over, space for a large fridge/freezer, space and plumbing for a dishwasher and attractive LED underlighting. Meanwhile, the utility room provides useful storage, space and plumbing for a washing machine and tumble dryer whilst the ground floor shower room provides a shower, low-level W.C and wash basin.

The first floor landing leads to the comfortable lounge, enjoying a Juliet balcony with far-reaching views over "The Burrows" and towards the estuary at the rear of the home, along with a large double bedroom, currently arranged as a home gym, found at the front.

Stairs rising to the second floor open onto a further landing which leads to two further double bedrooms and the 4 piece family bathroom. There is a large double bedroom found at the rear of the home with ample space for wardrobes, whilst the bedroom at the front, also a comfortable double room, is currently arranged as a snug and opens to the balcony with glorious views of the sea and a pull-out privacy screen. This is the perfect place to check the surf and watch the sunset over the horizon from the comfort of your own home. The bathroom is stylishly fitted with a white suite comprising a bath, separate "walk-in" shower, low-level W.C and wash basin.

In all, this is the perfect coastal residence for those seeking a life by the sea.

OUTSIDE & PARKING

The property is approached at the front by a private brick-paved driveway providing off-road parking and leading to the useful surfboard/bike store with an electric roller door and light and power connected. At the rear of the home is an easily maintained garden with artificial grass and attractive chipped borders. In addition, there is a balcony at the front of the home, accessed from the 3rd bedroom/snug, which commands glorious views of the sea and where magnificent sunsets can be enjoyed. The property is also just a short walk from the village green, a variety of cafes & restaurants and the beach.

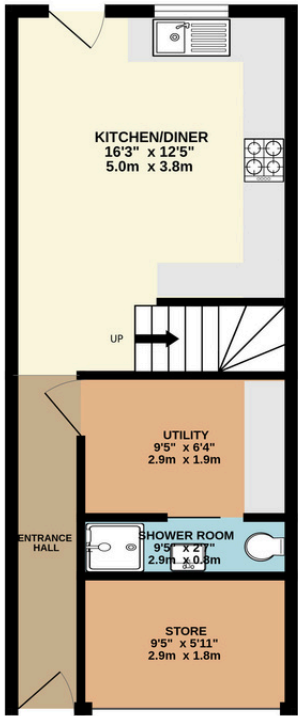
VIEWINGS

By appointment only with the sole selling agent.

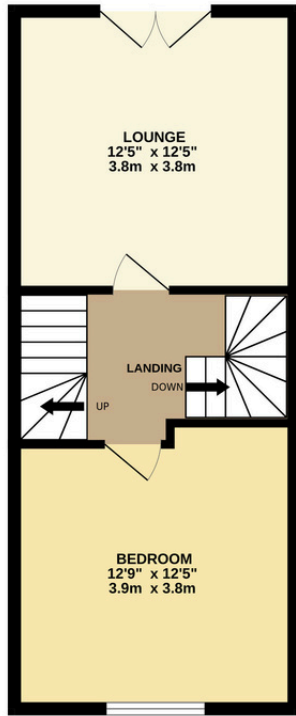




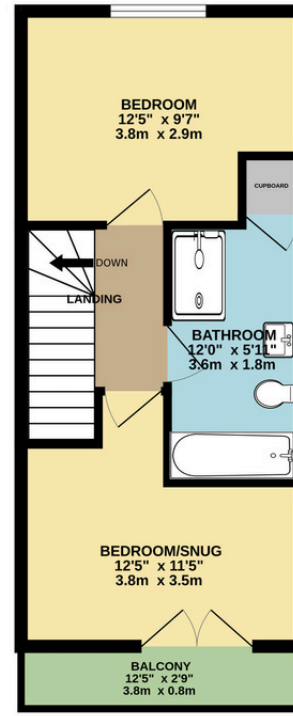
GROUND FLOOR
386 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



2ND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



- **Services:** All mains connected. Gas-fired central heating.
- **EPC:** B
- **Tenure:** Freehold
- **Council Tax:** Band C
- **Local Authority:** Torridge District Council
- **Sellers Position:** Actively seeking their next home.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

NELSON MEWS, WESTWARD HO!

TOTAL FLOOR AREA : 1126 sq.ft. (104.6 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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