



Directions

Head out of Bideford towards Bude on the A39 from the Heywood Roundabout. Take the first right towards Westward Ho! Proceed on this road to Buckleigh Road and take the second left into Taylor Crescent. Continue a short distance into Channer Place on the right. Follow the road where the property is situated on the left.

Looking to sell? Let us value your property for free!

Call 01237 879797

or email bideford@phillipsland.com

3 Bed Detached House

25 Channer Place, Westward Ho, Bideford, EX39 3FL

Guide Price

£300,000

- 5 Minutes To The Beach!
- Complete Family Home
- No Onward Chain
- Quiet Tucked Away Location
- Large Wrap Around Garden
- Modern Open Plan Kitchen
- Level Driveway Parking & Garage

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Room list:

Hallway

Ground Floor WC

Kitchen/Diner
3.94 x 4.90 (12'11" x 16'0")

Lounge
4.90 x 4.30 (16'0" x 14'1")

Landing

Master Bedroom
4.90 x 3.31 (16'0" x 10'10")

Ensuite
2.32 x 1.37 (7'7" x 4'5")

Bedroom 2
2.87 x 2.51 (9'4" x 8'2")

Bedroom 3
2.87 x 2.29 (9'4" x 7'6")

Bathroom
2.02 x 1.17 max (6'7" x 3'10" max)

Single Garage

Overview

A spacious detached 3 bedroom family home on a well sought after, no through cul-de-sac location. The property is exemplary family living with large open plan kitchen/dining room, a hub for hosting family and friend gatherings.

For those that enjoy cooking there are ample cupboards and preparation space together with integral appliances, electric cooker and gas hob, stylish tiled splash backing and wood effect flooring with a clean finish. Double doors lead out rather nicely onto the rear garden.

The lounge is a particularly good sized room with ample space for the whole family to enjoy. Again, double doors lead out to a sun soaked patio area ideal for keeping a close eye on your furry friends.

Upstairs there are three spacious bedrooms. The principal bedroom is a particularly good size with an ensuite bathroom. Completed to a high modern standard with a larger than average shower with tiled walls, in a grey and white detail and a modern sleek finish.

There is also a well proportioned family bathroom off the hall which again has been completed to an exemplary standard. All modern walled tilling with a shower over bath and white suite. The second and third bedrooms are also of good proportions eliminating the age old children's argument over who gets the largest bedroom.

Westward-Ho! is a popular location for families, from its large expanse of golden sandy beach to breath taking country strolls. This alongside award winning restaurants, excellent selection of cafes, pubs and funky beach hut eateries aswell as a selection of close by schools and further education colleges.

For those looking to commute, the property sits just 5 minutes from the A39 which gives direct access to the M5 and beyond. Bideford is only 10 minutes in the car where there is a further range of both local and national retailers, travel links, parks and open spaces, local family ran restaurants and large nationwide chains.

Outside

Outside is where this property really excels further. Unusually, this home has a larger than average wrap around corner plot. With these extended gardens you have many options and it can be used for a multitude of uses.

For those of you more green fingered this is the perfect spot for a veg plot or flower beds. Or, if not it is the ideal area for your four legged friends to stretch their legs, alternatively, you can make yourself a mini football pitch.

The property is available with no onward sales chain and is in a move in straight away order. For those looking for a complete family home, close to the beach in an ideal quiet location, look no further. Contact the Bideford team for more information.



Services

All mains connected

Council Tax band

C

EPC Rating

B

Tenure

Freehold

Viewings

Strictly by appointment with the Bideford office 012378 79797 or out of hours Edward on 07772363674

