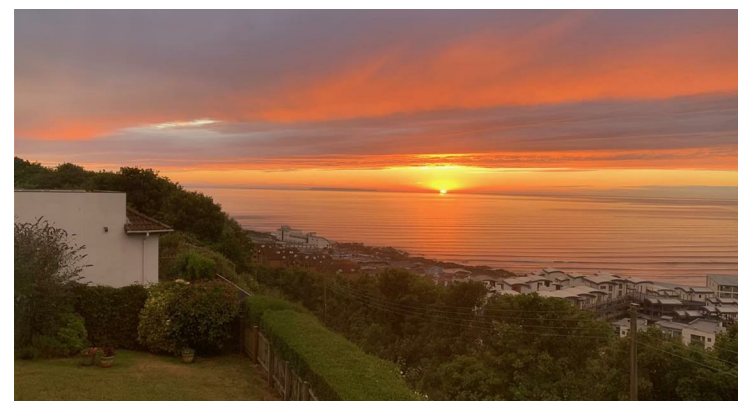


Total area: approx. 87.2 sq. metres (938.7 sq. feet)

Produced by Energy Performance Services for Identification purposes only.
Plan produced using PlanUp.

19 Stanwell Drive



2 Bedroom Apartment - SEA VIEWS

19 Stanwell Drive, Westward Ho, Bideford, EX39 1HE

Guide Price

£325,000

- Stunning Sea Views
- Purpose Built Apartment
- Plenty Of Parking
- Balcony
- Close By Beach
- 1/12 Share Of Freehold
- MUST VIEW!

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

Call 01237 879797

or email bideford@phillipsland.com

Directions

From the Heywood Roundabout proceed along the A39 towards Bude. At a set of traffic lights, turn right signposted Westward Ho! After passing a new housing development on your left at a crossroads turn left into Cornborough Road. Then turn right into Stanwell Drive following the road around to your right to Lundy Court.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Overview

A stunning purpose-built two bedroom (with ensuite) apartment with phenomenal sea views across Westward Ho! beach, towards Saunton and out to Lundy Island. You really will be hard push to find a property with a view like this from each of the main rooms.

The property benefits from fantastic, open plan living, creating a modern social living area for all of the family and friends to enjoy. From the kitchen, dining area and lounge this fantastic, 180° view can be enjoyed.

From the living room access is obtained to the private balcony with plenty of space for seating which enjoys the breathtaking far reaching views.

Although this property is officially on the ground floor, you really do get the very best of both worlds, a phenomenal view with great access and no need for any lifts or stairs.

The principal bedroom again, enjoys this fantastic position with the far-reaching views, an enviable spot to wake up and enjoy looking out to sea for hours. With its own ensuite with a white bathroom suite including a paneled bath, hand wash basin and low level WC.

The second bedroom also has a ensuite shower room which is perfect for guests. The hallway has plenty of storage and a rather handy separate WC.

Constructed by Midas Homes circa 2003 a good local and reputable builder ensured all details were thought through when building these properties and this is the first time this property is to be sold since being built some 21 years ago.

Services

all mains connected

Council Tax band

C

EPC Rating

B

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797 Or, out of hours contact Edward on 07772363674



Outside

Westward Ho! is a charming seaside village known for its long, sandy beach and scenic views, it is a popular destination for tourists and residents alike. The village is unique in its name, derived from the title of Charles Kingsley's novel "Westward Ho!" published in 1855.

The village boasts a two-mile-long beach, ideal for surfing, swimming, and sunbathing. The nearby Northam Burrows Country Park offers a stunning landscape of salt marshes, sand dunes, and grazing land. With Royal North Devon Golf Course proving highly popular for those that enjoy a round or 9 or 18 holes.

Westward Ho! As a plethora of amenities, ranging from small shops, cafes to a Tesco's and excellent local restaurant's, coffee shops and a variety of cuisine. An active bus service give a frequent travel link to Bideford and beyond.

For more information or to arrange a viewing appointment please contact the Bideford team.

Agent Note - It is our understanding that this property cannot be holiday let, although short-hold tenancy lettings are permitted.



Room list:

Entrance Hallway

Lounge

4.19m x 7.14m (13'9" x 23'5")

Kitchen

3.76m x 2.29m (12'4" x 7'6")

Bedroom 1

3.61m x 4.45m (11'10" x 14'7")

Ensuite

Bedroom 2

3.15m x 2.77m (10'4" x 9'1")

Ensuite

Separate WC

Balcony