



10, BLYTH COURT, NORTHAM.  
TOTAL FLOOR AREA: 1207 sq.ft. (112.2 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 misstatement. 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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## Spacious Bungalow In Quiet Cul de Sac

10 Blyth Court, Westward Ho!, Devon, EX39 1XF

Asking Price

**£410,000**

- 3 Bedroom Detached Bungalow
- Well Fitted Kitchen/Diner
- Upvc D/G & GasCentral Heating
- Quiet cul-de-sac Location
- Very Good Size Living Room
- Lovely Gardens & Garage
- Master Bedroom with En-Suite
- Well Appointed Shower Room
- EPC : C

## Directions

From Bideford proceed to Heywood Road Roundabout taking the first left towards Bude continue on and then take the first right hand turn signposted Westward Ho carry on for approximately 1/4 mile looking for a turning on the left hand side Cornborough Road turn left carry along this road and take the second turning on the right hand side keep left and follow the road around into Blyth Court where number 10 will be seen on the right hand side.

**Looking to sell? Request  
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for your property.**

Call 01237 879797

or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

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Built in 1999 by Prowting Homes, this spacious bungalow is situated in a select development of similar bungalows, in a quiet cul de sac with very little passing traffic. The bungalow is of traditional cavity construction with easy to look after exposed brick elevations under a concrete tiled roof. There is the benefit of mains gas heating and Upvc double glazing and fascias. The owners have been in residence since the property was built and have spent many happy years in residence.

We unhesitatingly recommend a full viewing, especially to appreciate the particular feature of the property, which is the spacious and bright rooms. The space is immediately evident as soon as you enter the wide and open hallway. From here there is the sitting room which is a very good size and French doors which open out to the patio and garden. The kitchen/ diner is also a good size and has been nicely fitted with a good range of units. There is a built in hob, oven & fridge/ freezer and a convenient door to the side garden. There are three good size bedrooms with the master having an en-suite shower room. The first and second bedrooms have built in wardrobes. There is a separate family shower room. Attached to the side of the bungalow is a garage with off road parking to the front and a side gate leading to the rear garden.

To the front of the bungalow is an open plan garden which is laid to lawn with flower beds. It wraps around to one side where there is an attractive Devon drystone wall. The very attractive rear garden has two patio areas and is mainly laid to lawn and flower beds. The dry stone wall provides a lovely feature and also provides a good degree of privacy. There are flower beds which are well stocked with bulbs and plants, a maturing tree and a small area laid to chippings for ease of maintenance.

This is a warm and easy to look after property which would suit as a home for the actively retired or for a growing family. Bungalows in this area rarely become available so an early viewing is strongly recommended to avoid disappointment.



The ever increasing popular village of Westward Ho! has a large and safe sandy beach. Here there are shops, a Tesco Express, pubs, post office and restaurants. England's oldest links golf course is close by whilst the village is synonymous with the novelist and poet, Charles Kingsley.

From Blyth Court there are also walks out towards Abbotsham Cliffs and onto the coastal footpath. Bideford is within 2 miles commuting distance. 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.

Barnstaple, the regional centre of north Devon, is 9 miles away and is also connected by a regular bus service. Here a wider range of amenities can be found including excellent covered town centre shopping in Green Lanes and out of town shopping at Roundswell. Social amenities include The Queens Theatre, a brand new leisure centre, tennis centre and Scott's Cinema.

From Barnstaple there is access onto The North Devon Link Road which provides a convenient route to the M5 motorway at Junction 27 Tiverton. Here there is also British Rail connection to Tiverton Parkway to London Paddington. The Tarka Rail line connects to Exeter in the south and from here there is also connection to London Paddington.

NOTE: Under section 21 of the Estate Agents Act, we must disclose the vendors are related to a Director of Phillips Smith and Dunn.

## Room list:

### Entrance Hall

### Sitting Room

5.95 x 3.91 (19'6" x 12'9")

### Kitchen/Diner

4.51 x 3.17 (14'9" x 10'4")

### Bedroom 1

4.03 x 3.54 (13'2" x 11'7")

### En-suite Shower Room

### Bedroom 2

3.28 x 3.22 (10'9" x 10'6")

### Bedroom 3

3.24 x 2.92 (10'7" x 9'6")

### Shower Room

### Attached Garage & Off Road Parking

4.97 x 2.74 (16'3" x 8'11")

### Lovely Rear Garden with good Privacy

## Services

All mains services are connected.

## Council Tax Band

E

## EPC Rating

C

## Tenure

Freehold

## Viewings

Strictly by appointment through  
Phillips Smith & Dunn  
Bideford Office 01237 879797

