



TOTAL FLOOR AREA: 842 sq.ft. (78.2 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 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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Modern House Needing Improvement

12 Drake Close, Westward Ho, Bideford, EX39 1XA

Guide Price

£279,000

- NEEDING IMPROVEMENT!!
- Gas Radiator Central Heating
- Garage and Parking
- Link Detached House
- 3 Bedrooms
- Popular Residential Location
- PVC Double Glazing
- Conservatory
- Vacant - NO ONWARD SALES CHAIN!!

Directions

From Bideford quay front proceed in an easterly direction as though out of the town, to Heywood Roundabout, being a junction with the A39. Here, turn left, and proceed to a set of traffic lights where turn right signed Westward Ho!. Continue onwards to a cross roads where turn left into Cornborough Road. pass the Wain Homes development on your left, and shortly thereafter turn right into Armada Way. Follow the road around to the right into Drake Close, where the property is located on the right identified by a for

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Call 01237 879797

or email bideford@phillipsland.com

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Overview

Located within a popular cul-de-sac position, is this modern 2 storey link detached house, in need of improvement. Having PVC double glazed and gas centrally heated accommodation, once refurbished the selling agents consider that this property would make a comfortable family residence. Available to the market with no onward sales chain, your early internal inspection is advised to avoid disappointment!!

Briefly the accommodation provides of a spacious entrance hall with a staircase to the first floor, a generous sized living room with a fireplace, a kitchen/diner with fitted units and open access to a conservatory, which overlooks the rear garden. To the first floor are 3 bedrooms (the 2 front bedrooms enjoy sea glimpses), along with a bathroom with a 3 piece white suite.

Westward Ho! is a very popular North Devon coastal village, with a number of bars and restaurants and local shops including a butchers, convenience stores, a baker and a post office, along with its golden sandy Blue Flag beach, adjoining the pebble ridge, and the Royal North Devon Golf Club. Just a short drive away is the working port and market town of Bideford, located on the banks of the River Torridge, with an excellent range of facilities including schooling for all ages, and a selection of leisure amenities. Appledore, a former fishing village with its quaint narrow streets and quay is just a few minutes away by car. Accessible via the A39/North Devon Link Road is Barnstaple, North Devon's RegionWestward Ho! is a very popular North Devon coastal village, with a number of bars and restaurants and local shops including a butchers, convenience stores, a baker and a post office, along with its golden sandy Blue Flag beach, adjoining the pebble ridge, and the Royal North Devon Golf Club. Just a short drive away is the working port and market town of Bideford, located on the banks of al Centre, which houses the areas main shopping business and commercial venues, where fast access is available via the A361 to Junction 27 of the M5, part of the National Motorway Network.

Services

All Mains Services Available

Council Tax band

Band C

EPC Rating - Band D

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797



Outside

To the front and side of the house is a lawned garden area with paved pathways. To the rear is an enclosed southerly facing garden, part gravelled and mainly lawned with a mature tree. To the side of the house is a single garage, with power and light connected, having eaves storage and a personal door to the rear garden - additionally there is space to park vehicles to the front of the garage.

Room list:

Entrance Porch and Hall

Living Room

4.67m maximum x 3.48m maximum (15'4" maximum x 11'5" maximum)

Kitchen/Diner

4.42m x 2.34m (14'6" x 7'8")

Conservatory

4.42m x 2.26m (14'6" x 7'5")

Bedroom 1

3.96m x 2.59m (13' x 8'6")

Bedroom 2

3.15m x 2.59m (10'4" x 8'6")

Bedroom 3

3.45m maximum x 2.06m maximum (11'4" maximum x 6'9" maximum)

Bathroom

2.36m x 1.75m (7'9" x 5'9")

