

GROUND FLOOR
800 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA: 800 sq.ft. (74.3 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 is given to their operability or efficiency can be given.
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A Superbly Presented Coastal Bungalow

46 Swanswood Gardens, Westward Ho!, Bideford, EX39 1HR

Offers In Excess Of

£450,000

- Immaculately Presented Detached Bungalow
- Gas Radiator Central Heating
- Level access to Village Centre
- 2/3 Bedrooms
- Previously Refurbished
- Generous Sized Level Plot
- PVC Double Glazing
- Garage and Ample Parking
- No Onward Sales Chain!

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

Call 01237 879797

or email bideford@phillipsland.com

Directions

From Bideford Quay front, depart in an easterly direction as though out of the town. At Heywood Roundabout proceed straight across, following the road into Westward Ho! and Atlantic Way. Then turn right into Beach Road and then left into Swanswood Gardens. Follow the road through the development, taking the last turning right into a small cul-de-sac where number 46 will be located on the left hand side.

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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Room list:

Entrance Hall and Inner Hall

Living Room
6.35m x 3.96m (20'10" x 13')

Kitchen
5.28m maximum x 2.57m maximum
(17'4" maximum x 8'5" maximum)

Bedroom 1
4.01m x 3.99m (13'2" x 13'1")

Bedroom 2
3.10m x 3.05m (10'2" x 10')

Wet Room
2.64m x 1.63m (8'8" x 5'4")

Study/Bedroom 3
2.62m x 1.57m (8'7" x 5'2")

46 Swanswood Gardens is an immaculately presented detached bungalow, originally constructed in the 1960s, benefitting from a recent refurbishment programme, and now comprises a property ideally suited to provide a most comfortable retirement residence. The PVC double glazed and gas centrally heated spacious accommodation is adaptable to various configurations, and is available to the market with no onward sales chain. It is situated within a quiet cul-de-sac, affording easy level access to the amenities and seafront of Westward Ho!, and also the village of Northam, which are just a short walk away, as is the Royal North Devon Golf Club. Your early internal inspection is advised to avoid disappointment!

Briefly the accommodation provides a warm and welcoming entrance hall with a useful cloaks cupboard, off of which is a study/occasional bedroom with a high ceiling. The 20' dual aspect living room is light and airy with a feature fireplace, whilst the 17' kitchen is well appointed with ample storage and has a number of integral appliances, and double doors opening out to the rear garden. There are two further generous sized double bedrooms, one of which has fitted bedroom furniture, and a well appointed wet room.

The bungalow stands within a generous sized level plot. To the front is a lawned garden area with a long brick paved driveway proving parking space for a number of vehicles, and leads to a DETACHED SINGLE GARAGE with up and over door, power and lighting and a side personal door. To the rear of the bungalow is an enclosed level lawned garden area bounded by high fencing, along with a paved patio area, a timber garden store, a greenhouse, an external water tap, and it benefits from external lighting.

Services

All Mains Services Available

Council Tax band

C

EPC Rating

D

Tenure

Freehold

Viewings

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

