



3, Blyth Court



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Westward Ho!, Bideford, EX39 1XF

Westward Ho! Centre & Beach 0.5 miles, Bideford 2 miles, Barnstaple 9.8 miles

Superb three-bedroom detached bungalow offering spacious and immaculately presented accommodation set within a quiet cul-de-sac.

- Immaculately presented
- Spacious accommodation
- Delightful gardens
- Freehold
- Sought after position
- Off-road parking
- Distant sea views
- Council tax band E

Offers In Excess Of £450,000

SITUATION

Situated in a quiet cul de sac on one of the most sought-after residential roads in the area with easy access to the South West coastal path and the stunning three-mile-long safe and sandy beach that adjoins the Northam Burrows Country Park and the Royal North Devon Golf Club. In addition, nearby Westward Ho! offers an excellent range of amenities including two small supermarkets, Post Office, newsagents, hairdressers, art shops, pubs and restaurants. Northam also offers a good range of amenities including local shops, Post Office, doctors' surgery, dental surgery, chemist, public house, restaurant and swimming pool & gym.

The port and market town of Bideford is on the banks of the River Torridge and offers a wider range of amenities including various shops, banks, butchers, bakeries, cafes, schools for all ages (public and private) and five supermarkets. There is also access to the Tarka Trail which affords superb walks and cycle rides that extend beyond Torrington and Barnstaple. Affinity shopping outlet and retail complex is also nearby and offers a range of popular brands such as Crew, GAP and Starbucks to name a few. The regional centre of Barnstaple is approximately 9.8 miles away and offers all the area's main business, shopping and commercial venues. There are also good transport opportunities via the A361 link road, which connects to the motorway network at junction 27 of the M5 or via rail and the Tarka Line.



DESCRIPTION

Located in a quiet and much sought-after location this modern three-bedroom detached bungalow offers spacious and immaculately presented accommodation along with off-road parking, private gardens and distant sea views. This is certainly a property that needs to be viewed to be fully appreciated.

ACCOMMODATION

The accommodation includes a generous entrance/snug which provides a versatile space with sliding pocket door into the entrance hall providing access to all the other rooms of the property. The superb, dual aspect living room with gas fireplace is in the centre of the accommodation and gives access to the fantastic conservatory via aluminium bi-fold doors meaning the room can be easily separated or used in an open plan way. The conservatory which is currently used as a second reception and dining room is a great addition to the house and enjoys far-reaching sea views, benefitting from a pitched glass roof including two electric Velux windows and French doors which takes you directly onto the garden terrace. This flows nicely into the kitchen which has an extensive range of modern units with inset sink, double Bosch oven, Neff induction hob with extractor above and integrated dishwasher, fridge/freezer, washing machine and tumble dryer.

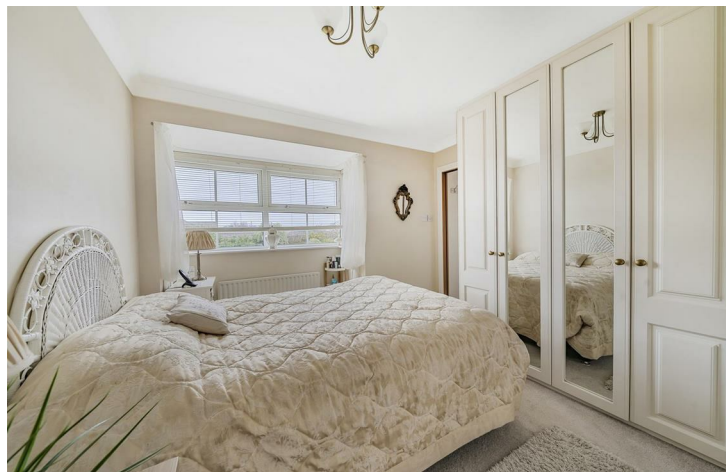
The rest of the accommodation includes three double bedrooms, with the principal bedroom benefitting from built-in wardrobes and ensuite including twin hand wash basins with vanity unit, double shower enclosure and WC. This room acts as a 'Jack and Jill' bathroom for bedroom two which also includes a dressing room/office area with built in wardrobes. Bedroom three also includes a built-in double wardrobe. The family bathroom is fitted with a corner shower, WC and sink with vanity unit.

OUTSIDE

To the front is a part tarmacked and part paved driveway with parking for 3-4 vehicles. There is a delightful front and side garden with a variety of plants and shrubs for easy maintenance. There is access around the side to the secluded and well-landscaped rear garden which boasts a spacious patio terrace for seating, area of lawn and flower beds and borders with an assortment of plants and shrubs. There is also a garden shed, outside plugs, tap and sensor lighting.

SERVICES

All mains connected. Gas central heating.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1559 sq ft / 144.8 sq m
For identification only - Not to scale

Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1082036



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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