



29 College Close

Westward Ho!, Bideford, Devon EX39 1BL

Price Guide £425,000

HARDING & CO
ESTATE AGENTS & VALUERS

An extremely well situated 3 bedroom (1 en-suite) detached bungalow, extended, offering very spacious accommodation with generous lawn gardens to the front and rear and a long driveway with garage. NO CHAIN

The property is quietly tucked away at the end of a sought-after cul-de-sac of similar properties and briefly comprises the following: Welcoming hallway, lounge, dining room, kitchen & utility area, 3 good bedrooms (1 en-suite), bathroom, uPVC double glazed windows and doors, gas central heating garage and parking. Superb EPC rating – B 90

Situated off Bay View Road, which runs along the cliff top overlooking the Northam Burrows Country Park, and the coastal resort of Westward Ho! with its blue flag sandy beaches, local amenities including pubs and eateries. Also nearby are villages of Abbotsham with its post office and junior school and Northam with its health and dental centres. The South West Coast Path is easily accessible off the nearby Kipling Tors offering superb walks with stunning vistas along this rugged coastline. The port and market town of Bideford is approximately 2 miles away offering a wider range of amenities.



Outside

To the front of the property is a large well maintained front garden laid to grass and shrubs. Easy to maintain rear garden which has a sun deck, garden shed and laid to shingles for the remainder. Driveway and off road parking for at least 2 cars. Pathway leading up to the front door.

Services: All main services connected.

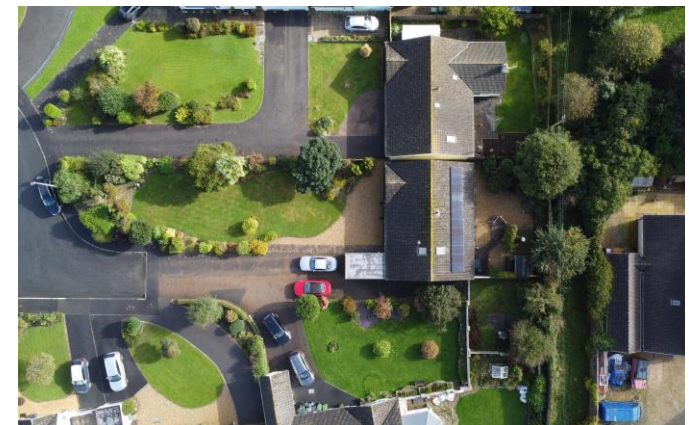
- The hot water/central heating boiler was replaced in June 2021 with a mains pressure hot water cylinder and conventional boiler system - not a Combi Boiler.
- The roof of the Garage was replaced with a fibreglass roof in June 2022.
- The 3.96 kW/ 5.2 kW solar panels and battery system was installed in April 2021 and was purchased outright.
- Double glazing units fitted to all windows & doors between 1998 & 2000
- Cavity wall insulation installed in Nov 2005
- Hive Heating System Installed, which can be remotely controlled via mobile.

Energy Performance Certificate: B

Council Tax Banding: D

Directions:

From Bideford continue toward the Heywood Road Roundabout; take the first exit left onto the A39. Take the first right into Buckleigh Road (B3236). Follow the road past Buckleigh Grange and take the next right into Bay View Road and then right again into College Close. Follow the road past the pool, follow the road all the way round to the right, behind the communal garden, No. 29 will be found on the left-hand side.





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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

