




23 Boulevard Way, Bideford, Devon EX391WF


Guide price £585,000

The Bay offers the best of modern town house living, with accommodation over 3 floors and 2 beautiful balconies. On the ground floor is a spacious kitchen diner, utility room and integral garage. On the 1st floor there is a generous living area with access to an open terrace plus two bedrooms (1 en-suite). On the 3rd floor is the master bedroom with en-suite and Juliet balcony, together with a 4th bedroom, also with an en-suite.

The Tadworthy site by NG Homes, offers a choice of individual and innovative designs ranging from bungalows to large family homes with an array of choices on their finishings ensuring each home is unique and personal to you. The development is conveniently located off Golf Link's Rd, and is within walking distance of RND Golf Club, Westward Ho's village and the beach.

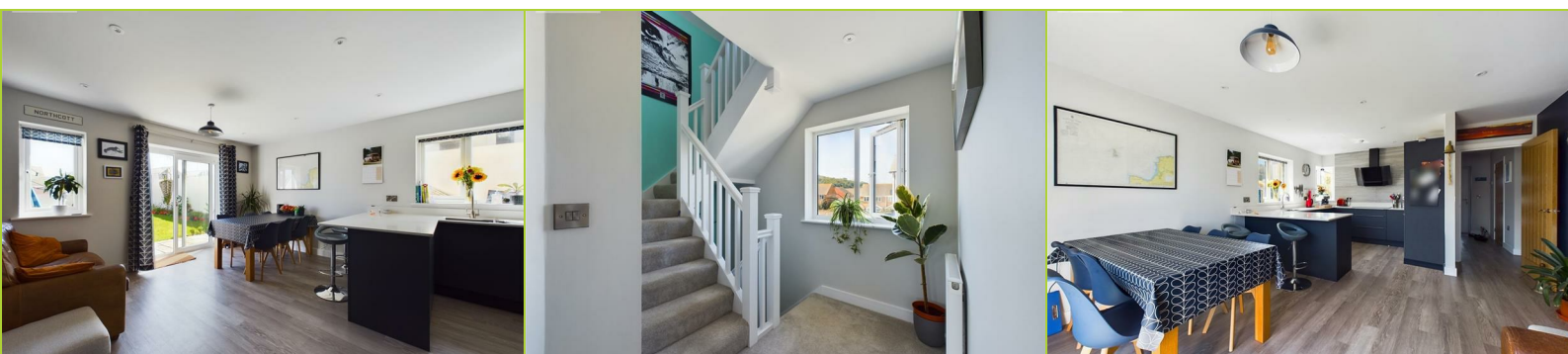


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Invicta House, The Pill, Kingsley Road  
 Bideford, Devon EX39 2PF  
**t:** 01237 476544  
**f:** 01237 422722  
**e:** [bideford@hardingresidential.com](mailto:bideford@hardingresidential.com)  
[www.hardingresidential.com](http://www.hardingresidential.com)

HB95 Ravensworth 01670 713330



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.

