



**May Tower**

**Price Guide £599,000**

**Cornborough Road, Westward Ho! EX39 1AA**



This spacious and well-presented detached 4/5-bedroom modern house is situated on the edge of open countryside in a splendid elevated position at the top of Westward Ho! benefitting from far reaching coastal views over Bideford Bay towards Saunton Sands from the back over countryside from the front. The property is one of three houses built in 2002 sharing a private drive leading from Cornborough Road and has UPVC double glazing and gas central heating. The house would be an ideal permanent home, with scope for dual occupancy on the lower floor but could make a splendid second home with excellent holiday rental potential.

Westward Ho! is a popular seaside resort famous for its pebble ridge and long promenade, along with approximately three miles of lovely sandy beach. Behind the pebble ridge lies Northam Burrows Country Park, and The Royal North Devon Golf Club. Local amenities in the centre of Westward Ho! offer a good range of shopping facilities, restaurants, cafés and public houses. A regular bus service runs to the port and market town of Bideford (approx. 2 miles) where a wide range of shopping, banking and recreational facilities can be found. The A39 North Devon Link Road provides access to the regional centre of Barnstaple and beyond to the national motorway network.



**Enter Front Door into Hallway leading to:**

**Kitchen**

13'11 x 9'4 (4.24m x 2.84m)

**Lounge / Dining Room**

20'2 x 12'2 (6.16m x 3.73m)

**W/C**

**First Floor Landing**

**Master Bedroom**

13'9 x 12'10 (4.19m x 3.93m)

**Ensuite Bathroom**

**Bedroom 2**

15'4 x 10'0 (4.69m x 3.06m)

**Bedroom 3**

9'5 x 12'10 (2.87m x 3.93m)

**Bedroom 4**

9'5 x 9'11 (2.88m x 3.05m)

**Lower Ground Level**

**Utility Room**

9'1 x 6'2 (2.79m x 1.89m)

**Lower Ground Sitting Room / Bedroom 5**

13'7 x 12'2 (4.14m x 3.71m)

**Shower Room**

**Double Garage**

19'3 x 17'5 (5.87m x 5.33m)

**Outside:** the property has two areas in which to relax outside, to the front is a sunny low maintenance level courtyard, offering privacy courtesy of high hedges. To the rear of the property, a manageable garden laid mainly to grass with access to the front of the property from its side gates.

**Services:** All main services connected, gas CH, PVCu double glazing.

**Energy Performance Certificate: C**

**Council Tax Banding: F**

**Directions:** From Bideford Quay proceed along Kingsley Road to Heywood roundabout, take the first exit (A39) signposted towards Bude, follow the road for approximately half a mile then turn right for Westward Ho!, follow the road for approximately 2 miles, upon entering Westward Ho!, turn left at the top of the hill into Cornborough Road, continue on this road past Armada Way and May Tower's driveway can be found on the next right hand side.





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