



15 Pelican Close
Westward Ho!, Bideford, Devon EX39 1XT

Price Guide £399,950

HARDING & CO
ESTATE AGENTS & VALUERS

A delightful detached bungalow with a south-facing rear garden, double garage/driveway and a large conservatory - situated in the charming cul-de-sac of Pelican Close, Westward Ho! close to the lovely Torrs.

With three well-proportioned bedrooms, this bungalow provides ample space for relaxation and privacy. The heart of the home is enhanced by a spacious double-glazed conservatory, which offers a lovely spot to enjoy the surrounding rear garden. This outdoor space is perfect for gardening enthusiasts or for hosting summer gatherings with family and friends.

The accommodation briefly comprises; a large lounge with bay window, recently updated kitchen with adjoining dining room, three bedrooms (1 en-suite), separate shower room, very large conservatory, double garage & driveway. The property is double glazed with full gas central heating.

One of the standout features of this property is its proximity to the stunning Westward Ho beach, which is just a few minutes away.

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 lays 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 facilities can be found.

Services

Main services connected. UPVC double glazed windows.

Council Tax Banding: D

Energy Performance Rating: C

Directions

From Bideford Quay process towards Northam passing the Durrant House Hotel on your right-hand side. At the turn for Northam, turn left into Bay View Road and continue through until you reach a cross road. Head straight onto Cornborough Road and follow this road, taking the third right and following the road bearing left into Armada Way, passing Drake Close, Dudley Way and into Pelican Close where the property is immediately located on the right.





Invicta House, The Pill, Kingsley Road,
Bideford, Devon EX39 2PF

t: 01237 476544

f: 01237 422722

e: bideford@hardingresidential.com

www.hardingresidential.com



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.



Floor 0 Building 1



Floor 0 Building 2



Approximate totc
134.03 m²
1442.68 ft²

(1) Excluding balconies etc

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. Calculations are based on floor plan.

GIRAFFE360

