



‘The Look Out’

21 Swanswood Gardens, Westward Ho! Devon, EX39 1HP

Price Guide: £573,250

HARDING & CO
ESTATE AGENTS & VALUERS

Breathtaking Sea Views!!!

A deceptively spacious Coastal family home with panoramic sea views... within a level walking distance of the beach!

This fantastic (extended & remodelled) property offers superbly presented and adaptable accommodation for the modern family briefly offering 5/6 bedrooms (including a brand new master bedroom suite with full width glass window overlooking the bay and out to sea), three additional bath/shower room facilities (inc. outdoor space – ideal for post beach), sitting room, study/bedroom 6, large open-plan kitchen/diner, utility, generous gardens with sun deck and lawn, driveway, garage.

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, banking and recreational facilities can be found.



The Accommodation: 'The Look Out' has been the subject of a recent two-storey extension and now boasts superb accommodation. The showstopper is the newly constructed master bedroom suite which we think is unrivalled. It is made up of a feature bedroom with a handmade window that runs the full length of the room, a large dressing room/walk-in wardrobe and an impressive bathroom.

The ground floor has a traditional sitting room with a welcoming wood-burner, a second reception room currently used as the children's playroom (which could easily make a double bedroom), the main bathroom and an open-plan kitchen/dining room (a great space – with a distant sea view and access to the garden, utility & garage)

The first floor provides an additional 5 bedrooms (inc. master suite), second bedroom with en-suite plus the 4th bed can also be converted into a further bathroom if required. The larger bedrooms boast some fine sea views.

Outside: There is a generous driveway to the front of the house with a single garage (not full size). The front garden has a south-facing aspect with lawn and borders and the rear garden provides a good size decking area, plenty of flowering borders and a generous lawn plus a strategically positioned sheltered seating area to view the sea. There is a new shower room adjoining the house but accessed from the garden – perfect for post beach activity.

Services: All mains' services connected including gas central heating.

Energy Performance Certificate: C

Council Tax Banding: C

Directions: Approaching Westward Ho! along Atlantic Way, continue towards the village, taking the second right into Beach Road. Take the first left into Swanswood Gardens and then take the first cul-de-sac left where the property will be found on the right-hand side.





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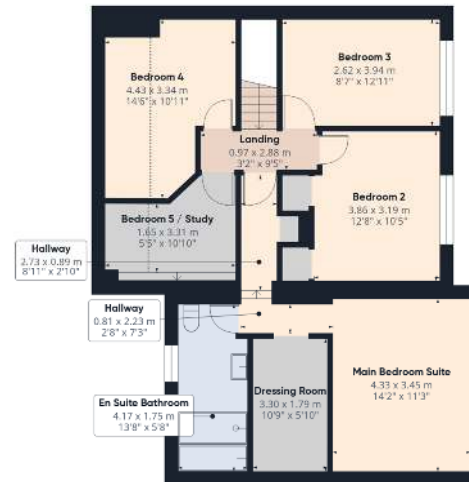
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Floor 0



Floor 1



Approximate total area⁽¹⁾

175.9 m²

1893 ft²

Reduced headroom

6.8 m²

73 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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.

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