



5 College Close
Westward Ho! Bideford, Devon EX39 1BL

Price Guide: £359,950

A spacious 3 bedroom detached chalet-style bungalow, situated within a quiet cul-de-sac with lovely gardens and plenty of parking with garage and driveway. The accommodation is excellently presented and offers a good size lounge and an open-plan kitchen diner (with plenty of cupboard space) and a rear conservatory. The three bedrooms are versatile and arranged over the two floors.

The Close comprises a number of similar properties overlooking an attractive central green for use by the residents. There is currently a disused communal swimming pool on the green and we request that interested parties contact our office for further details on this.

College Close is 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 the 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 Torrs 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. Barnstaple, North Devon's regional centre is approximately 10 miles distance and offers all the areas main shopping, business and commercial venues.



Accommodation:

GROUND FLOOR

Reception Hall

Cloakroom – with WC and wash basin.

Lounge

21' x 11'8 (6.45m x 3.56m)

Kitchen/Diner

16'2 x 10' (4.93m x 3.05m)

Conservatory

11'11 x 7'5 (3.63m x 2.26m)

Bedroom 3/Study

10'7 x 10'2 (3.22m x 3.10m)

FIRST FLOOR

Bedroom One

11'5 x 10'11 (3.48m x 3.33m)

Shower Room

Bedroom Two

10'11 x 10'2 (3.33m x 3.10m)

Outside

To the front of the property is a tarmac driveway with parking for at least 2 vehicles plus an additional area to the other side of the property offering further off-road parking (ideal for caravan or motorhome).

There is a lovely rear garden which has been very well looked after by the current owner. There is a patio area with steps leading to an expanse of lawn with well stocked shrub and tree borders. There is a greenhouse, summer house and workshop.

Detached Garage with up and over door **15'5 x 8'4 (4.70m x 2.54m)** power and lighting.

Services: All mains' services connected, PVCu double glazing and gas fired central heating.

Council Tax Band: D

Energy Performance Rating: C

Directions

From Bideford continue towards 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.





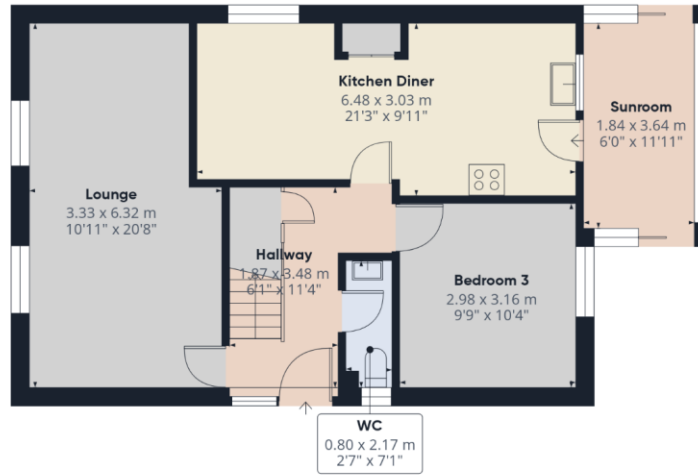
Invicta House, The Pill, Kingsley
Road, Bideford, Devon EX39 2PF

t: 01237 476544

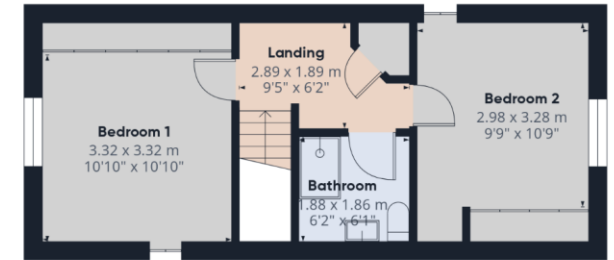
f: 01237 422722

e: bideford@hardingresidential.com

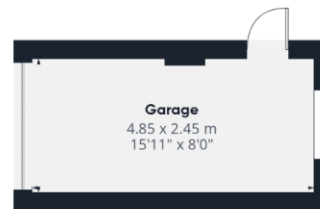
www.hardingresidential.com



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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.



