



3 Dudley Way
Westward Ho!, Bideford, Devon EX39 1XD

Price Guide £545,000

HARDING & CO
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With superb **coastal views** – An excellently positioned detached family house with four generous bedrooms (1 En-suite) updated shower room, three reception rooms (very rare) and a good size kitchen and utility. There is a **double garage** and a sizable driveway and the garden is level and very generous in size plus its particularly private and very appealing.

Other benefits: Full gas central heating, updated double glazed windows, modern boiler

This is a fine property in a sought-after location and should be viewed asap. Potential No Chain.

The property is positioned minutes from the superb Tors footpath which is a beautiful scenic coastline walk with access to Westward Ho village. 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.



Outside

There is a tarmac driveway at the front of the property that provides parking for several vehicles and gated access to the rear garden. There is also an extra area next to the garage that is laid to gravel with raised flower beds.

The rear garden is of particular note. It is very generous in size, fully enclosed and very private. The current owners have created a very attractive space with areas of grass interspersed with flower and shrub beds, offering colour and texture at any time of year. There is plenty of space for outdoor dining or relaxing including a Spanish style seating area and additional patio. There is a sea view through a thoughtfully positioned archway.

Double Garage

Up and over door. Light and power. Connecting door to garden.

Services: All mains serviced connected. Gas fired central heating. Updated UPVC double glazing.

Tenure: Freehold

Energy Performance Certificate: C

Council Tax Banding: E

Directions From Bideford proceed to the Heywood roundabout and go straight over towards Northam. After approx a mile take the second left turning into Bay View Road. Proceed to the end of Bay View Road until you get to a junction. Go straight across into Cornborough Road and travel up the hill for about half a mile and then turn right into Armada Way. Follow the road bearing left first and then right into Dudley Way. The property will appear on the left hand side.





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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.

