

Westwood

Price Guide: £369,950

First Raleigh, Bideford, Devon EX39 3NJ

HARDING & CO
ESTATE AGENTS & VALUERS

Located in the desirable area of Raleigh, this impressive detached house which spans an expansive 1,644 square feet with an abundance of space, making it ideal for families. **No onward chain.**

The house features three well-appointed reception rooms, a well equipped kitchen breakfast room, separate utility, five generously sized bedrooms, a modern bathroom and a further shower room. One of the standout features of this property is the parking availability, with space for up to three vehicles, which includes a garage and off-road parking. There are lovely mature areas of garden that wrap around the house offering ample outside space.

The home's proximity to the town centre means that residents can enjoy the benefits of local amenities, shops, and services, all within a short distance. This combination of spacious living and a prime location makes this property a fantastic opportunity for those looking to settle in Bideford.

Bideford is a thriving market town with a working port and historic pannier market. It sits on the banks of the River Torridge and offers a wide range of amenities including a range of shops, clubs, bars and restaurants along with infants, primary and secondary schools. The North Devon coast is approximately 3 miles distance and offers a range of leisure pursuits including coastal walks, surfing and water sports together with a long sandy beach at Westward Ho! The regional centre of Barnstaple is approximately 10 miles. The A361 North Devon Link Road provides access to Junction 27 of the M5 and the national road network beyond.

INTEGRAL GARAGE with electric power.

Services: All mains' services connected, Gas CH & Aluminium DG.

Energy Performance Certificate: C

Council Tax Banding: E

Directions: From the Bideford Quay, proceed towards Heywood Roundabout, passing Morrisons Supermarket on your right. Before you reach Heywood Roundabout, take the left hand turn next to Rydons Car Garage into Northam Road. Take the first right which takes you into First Raleigh, follow the road on the left and Westwood is the first on the right.

SCAN ME TO SEE VIRTUAL TOUR















Floor 0 Building 1



Floor 1 Building 1

Approximate total area(1)

145.9 m²

1569 ft²

(1) Excluding balconies and terrace

Calculations reference the RICS IPM 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

t: 01237 476544
f: 01237 422722
e: bideford@hardingresidential.com
www.hardingresidential.com

naea | propertymark PROTECTED

rightmove.co.uk The UK's number one property website

A member of OnTheMarket.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.

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.







