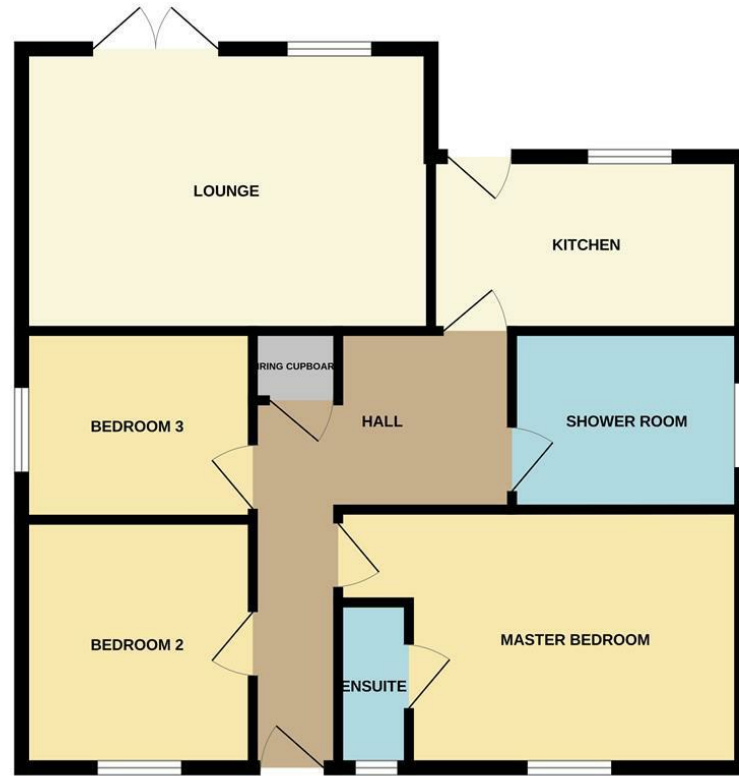


GROUND FLOOR  
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 748 sq.ft. (69.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metronix C2020



## Directions

From Bideford Quay, proceed north out of the town along Kingsley Road, continuing straight ahead to Heywood Roundabout. At the roundabout, go straight across, following the signs towards Westward Ho!. Upon entering the village, take the second right turn into Beach Road and continue to the end of the road. At the junction, turn right, then take the next right into The Ridgeway and The Fairways. Proceed along and take the next right into The Fairways, bearing right at the end of the road. The property will be located in the bottom right-hand corner.

**Looking to sell? Let us value your property for free!**

Call 01237 879797

or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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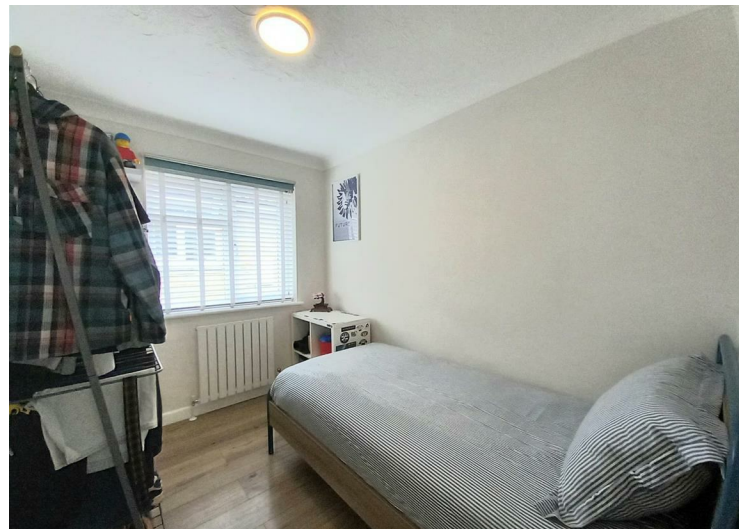
## An Immaculate Coastal Bungalow

9 The Fairways, Westward Ho!, Bideford, Devon, EX39 1TQ

Guide Price

**£425,000**

- Fantastic Detached Bungalow
- Gas Central Heating
- Garage and Ample Parking
- 3 Bedrooms
- Superb Coastal views
- Level Access to Amenities
- PVC Double Glazing
- Easy Maintenance Level Gardens
- Must Be Viewed!



## Room list:

### Entrance Porch and Hall

### Kitchen

3.77m x 2.07m (12'4" x 6'9")

### Lounge

4.93m x 3.43m (16'2" x 11'3" )

### Master Bedroom

4.62m maximum x 3.23m (15'2" maximum x 10'7")

### Ensuite Cloakroom

### Bedroom Two

3.01m x 2.81m (9'10" x 9'2")

### Bedroom Three

2.81m x 2.20m (9'2" x 7'2" )

### Shower Room

2.84m x 2.13m (9'4" x 7')

## Outside

The bungalow occupies a level plot, with a southerly facing front garden designed to make the most of the sun, featuring a paved 'sun trap' seating area, a raised pond, and a timber garden shed. A detached single garage (approximately 17' x 8') is equipped with an electrically operated roller door, power, lighting, and useful eaves storage. To the front, a tarmac driveway provides off-road parking, complemented by an adjacent gravelled area offering additional parking if required.

Access to the property is via gently sloping and stepped pathways leading to the front entrance. A pathway to the side of the bungalow leads through to the level rear garden, which enjoys a high degree of privacy. The rear garden is thoughtfully arranged with both paved and lawned areas, and benefits from an external hot and cold shower, outside tap, and power socket. From the rear of the property, superb views can be enjoyed across Northam Burrows, stretching towards the distant coastline.



Ideally positioned for easy, level access to the village amenities and beach, this delightful detached bungalow, which has undergone a recent refurbishment programme, is presented to an exceptional standard. Benefiting from PVC double glazing and gas-fired central heating, the property offers comfortable and versatile accommodation, perfectly suited as either a retirement home or a family residence. With stunning coastal views to the rear, Phillips Smith and Dunn strongly recommend an early internal inspection to avoid disappointment!!

The accommodation briefly comprises a covered entrance porch leading into a welcoming and spacious hallway, complete with a cloaks cupboard and access to a partially boarded loft. To the rear of the property, the bright and inviting lounge enjoys views over the garden, with French doors opening directly onto the outdoor space. The adjacent kitchen is well-equipped with a range of fitted units providing ample storage, along with an integrated oven, hob, extractor, and space for additional appliances. There are three well-proportioned bedrooms, the principal bedroom benefiting from an en-suite WC and wash basin. A modern, well-appointed shower room with a three-piece suite completes the internal layout.

Westward Ho! is a highly sought-after coastal village in North Devon, offering a good range of local amenities, along with its renowned golden sandy Blue Flag beach, pebble ridge, and the Royal North Devon Golf Club. The nearby port and market town of Bideford, set on the banks of the River Torridge, provides an excellent selection of shops, schools for all ages, and leisure facilities. The charming former fishing village of Appledore, with its narrow streets and picturesque quay, is just a short drive away. Further afield, Barnstaple, North Devon's regional centre, offers extensive shopping, business, and commercial facilities, with convenient access via the A361 to Junction 27 of the M5, connecting to the national motorway network

## Services

All Mains Services Available

## Council Tax band

C

## EPC Rating

C

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797

