



## 9 COLLEGE CLOSE, WESTWARD HO!, EX39 1BL

£410,000

A 3 bedroom detached chalet style residence having been the subject of complete refurbishment. Offering comfortably sized accommodation including lounge/dining room modern fully fitted kitchen whilst benefitting from an attractive enclosed garden together with a garage & driveway. No Onward Chain.

This impressive 3 bedroom detached home will be found within a small community of dwellings overlooking a communal green. College Close is located off Bay View Road with the long sandy beach at Westward Ho! being within a short drive or leisurely walk whilst the South West Coast Path is also nearby.

Offering well-proportioned accommodation with the benefit of a brand new gas central heating system as well as uPVC double glazing, No9 enjoys an abundance of natural light and really comes into it's own when the sun shines.

The ground floor comprises of a light and airy entrance hall with access to cloakroom as well as the spacious Lounge/diner with a large bay window to the front. The impressive brand new kitchen features high-quality appliances and stylish finishes, appliances include integrated Fridge Freezer, Washing Machine, Double Oven, Dishwasher, Induction Hob, and extractor hood, non-slip vinyl flooring, door to rear porch/utility with under-counter storage, space for additional fridge/freezer and access to the garden. The downstairs double bedroom has space for a dressing area and French doors opening out to the rear garden.

On the first floor there are two additional double bedrooms and a stylish family bathroom, new suite includes bath, handbasin with waterfall taps and vanity unit, WC and shower cubical with Mira shower. Additionally, off the landing there are three large storage cupboards.

Outside - To the front of the property is driveway parking for a number of vehicles and single garage. The attractive east facing rear garden is private, secluded and has been designed with ease of maintenance In mind being laid primarily with slabbing but surrounded by an assortment of raised plant beds containing fruit trees and shrubs.

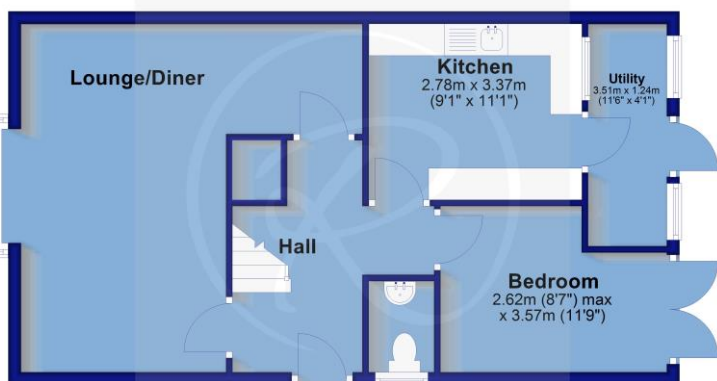
**Services:** All mains services are connected  
**Energy Performance Certificate:** C (70)  
**Council Tax:** BAND D (£2,385.71 per annum)

**AGENTS NOTE:** There is an annual service charge of approximately £400 for the upkeep of the communal areas and resident's pool - which has been closed for some time. The pool owners have confirmed that they have now made the decision to decommission and remove the existing swimming pool, and replace it with a landscaped communal amenity space, including planting and informal seating area. This is set to be undertaken later this year once acceptable quotes have been received and accepted.



### Ground Floor

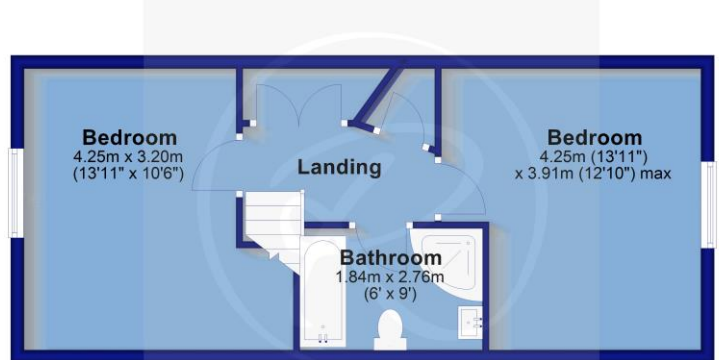
Approx. 56.4 sq. metres (606.9 sq. feet)



Total area: approx. 100.0 sq. metres (1076.7 sq. feet)

### First Floor

Approx. 43.7 sq. metres (469.8 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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