



TOTAL FLOOR AREA: 1460 sq.ft. (135.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other areas are approximate and no guarantee can be given as to their accuracy or efficiency.  
This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee can be given as to their operation or efficiency can be given.  
Made with Metropix 62025

## Directions

From Bideford quay front, depart in an easterly direction as though out of the town, and continue to Heywood Road roundabout, a junction with the A39. Here proceed straight across, and continue along into the village of Westward Ho!. Upon entering the village, take the second turning on your right being Avon Lane. Descend the hill where Queens close is located on your left hand side with number 23 easily identifiable.

**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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Guide Price

**£450,000**

## Luxurious Coastal Bungalow

23 Queens Close, Westward Ho!, Bideford, EX39 1FH

- Luxurious Modern Bungalow
- PVC Double Glazing
- Large Garage and Parking
- Level Walk to Local Amenities
- Originally Configured as 3 Bedrooms
- No Onward Sales Chain!!
- Air Source Underfloor Heating
- Now 2 Bedrooms (Master En-suite)
- Internal Inspection a Must!!



Room list:	
<b>Entrance Porch and Hall</b>	
<b>Living Room</b>	6.40m x 4.50m (21' x 14'9")
<b>Conservatory</b>	3.81m x 3.66m (12'6" x 12')
<b>Kitchen/Diner</b>	5.49m x 3.28m (18' x 10'9")
<b>Master Bedroom</b>	4.83m x 3.30m average (15'10 x 10'10" average)
<b>En-suite</b>	
<b>Bedroom 2</b>	3.12m x 3.05m (10'3" x 10')
<b>Shower Room</b>	

## Overview

Originally built approximately 8 years ago by Chichester Developments, and having the balance of the usual NHBC warranty, is this magnificent luxurious bungalow, originally configured as a 3 bedroomeed property, set in a superb position, affording easy level access to the village amenities, the seafront, and Northam Burrows. The immaculately presented property has the benefit of an air source heat pump for the underfloor heating and hot water, and double glazing and shuttering to the windows, providing accommodation which is energy efficient, easy to maintain, and is ideally suited to anyone seeking a comfortable retirement residence. Available to the market with no onward sales chain, your early internal inspection is advised to avoid disappointment!!

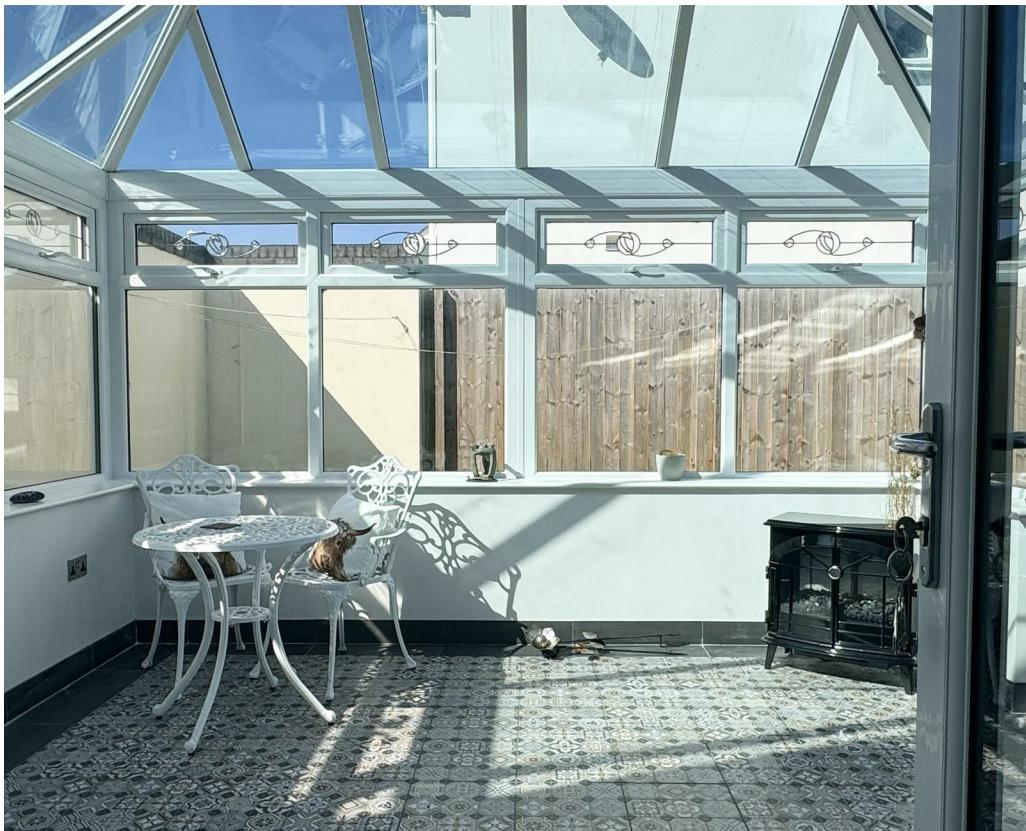
Briefly the accommodation provides entrance porch and hall, with a useful store cupboard and access to the loft space, a superb living room, with a feature wood burner and stained glass window, and then leading to the conservatory, with a delightful mosaic tiled floor, overlooking the rear garden. The kitchen/diner is luxuriously appointed with an excellent range of quality integral appliances. The master bedroom now includes what would have been the 3rd bedroom and provides a generous sized room with fitted wardrobes, and en-suite facilities. The second bedroom also benefits from wardrobes. The family bathroom houses a stylish 3 piece suite.

## Outside

To the front of the bungalow is an open plan style garden designed for ease of maintenance. A brick paved driveway providing parking space leads to the SINGLE GARAGE 23'4" x 10'10" with up and over door, power and lighting, eaves storage and a utility area at the rear. A wooden side gate leads to the enclosed rear garden, which affords a high degree of privacy, and is laid to lawn with paved pathways, and with 2 store sheds and the air source heat pump.

Westward Ho! is a very popular North Devon coastal village, with a good selection of local amenities, along with its golden sandy Blue Flag beach, adjoining the pebble ridge, and the Royal North Devon Golf Club. Just a short drive away is the working port and market town of Bideford, located on the banks of the River Torridge, with an excellent range of facilities including schooling for all ages, and a selection of leisure amenities. Appledore, a former fishing village with its quaint narrow streets and quay is just a few minutes away by car. Accessible via the A39/North Devon Link Road is Barnstaple, North Devon's Regional Centre, which houses the areas main shopping business and commercial venues, where fast access is available via the A361 to Junction 27 of the M5, part of the National Motorway Network.

**Services** - Mains electric, water and drainage



**Council Tax band**  
D

**EPC Rating - Band**  
B

**Tenure**

Freehold

**Viewings**

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

