

Regency

ESTATE AGENTS



1 SHORELAND WAY, WESTWARD HO! EX39 1UD

£230,000

A modern 2 bedroom end terraced house nestled within a quiet cul-de-sac whilst offering comfortable accommodation with the benefit of gas fired central heating & uPVC double glazing together with attractive gardens and 2 allocated parking spaces, all whilst being within walking distance of the beach.

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Nestled within a small cul-de-sac, is this charming two bedroom end-terraced home, positioned within walking distance of Westward Ho!'s long sandy beach, the open spaces of Northam Burrows and the village's range of local amenities.

The ground floor offers comfortable, comprising a kitchen to the front, convenient cloakroom/WC and a spacious lounge/diner to the rear. The living space enjoys a light and airy feel and opens directly onto the rear garden, creating an ideal environment for everyday living and entertaining.

To the first floor are two good-sized bedrooms, both well proportioned, along with a centrally positioned family bathroom.

Outside, the rear garden enjoys a desirable west-facing aspect. The garden includes patio and timber-decked seating areas, which during the spring and summer months provide the perfect vantage point to enjoy beautiful candy-floss skies at sunset. There is also a useful timber storage shed and gated pedestrian access.

To the front of the property, a further garden laid to chippings is complemented by vibrant, established shrubs and trees, creating an attractive approach. The property also benefits from two allocated parking spaces.

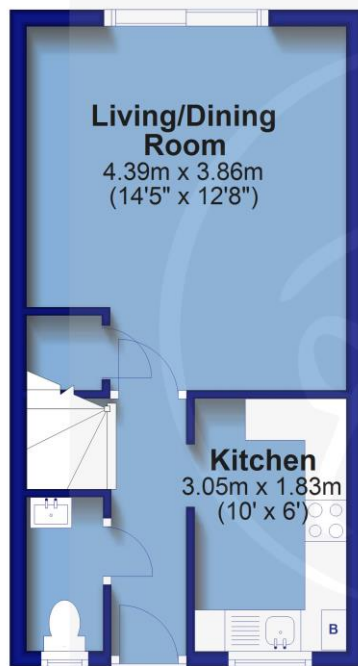
A delightful coastal home in a tucked-away yet convenient location, offering easy access to the beach, countryside and village life.

Services: All mains services are connected
Energy Performance Certificate: C (71)
Council Tax: BAND B (£2,036.41 per annum)



Ground Floor

Approx. 29.1 sq. metres (313.4 sq. feet)



First Floor

Approx. 29.1 sq. metres (313.4 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.