

8 Nelson Mews

Westward Ho! I EX39 1GY

JAMES FLETCHER

POWERED BY eXp UK





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Commanding spectacular views of the sea, with Lundy Island in the distance, this impressive 3-bedroom townhouse occupies a central position within Westward Ho! and is just a short stroll from the village and the glorious sandy beach. Enjoying spacious and well-planned accommodation, arranged over 3 floors and immaculately presented throughout, the property also boasts a tranquil rear garden, off-road parking and a large garage. Commanding a breath-taking coastal vista and taking full advantage of magnificent sunsets over the horizon, this easy to run coastal residence is perfect for those seeking a home by the sea, or a stylish holiday retreat just a stone's throw from the beach.

Perfectly-positioned within this much sought-after cul-de-sac in Westward Ho!, the property is just a short walk from the glorious sandy beach and everything the village has to offer. Westward Ho!, named after the famous novel by Charles Kingsley, stands as a unique seaside village on the North Devon coast. Renowned for its expansive sandy beach stretching for over two miles and backed by the pebble ridge, it is regularly awarded "blue flag" status and is a haven for families, surfers and holiday makers alike. The village also offers a number of local shops and convenience stores along with a number of café's and restaurants, community events throughout the year on the village green, and RND Golf Club nearby. With stunning coastal walks, panoramic views, and a vibrant atmosphere, Westward Ho! is one of North Devon's choice coastal locations along with the nearby villages of Appledore, which offers a rich maritime history, and Instow, a popular tourist hotspot.

Nearby, the port town of Bideford provides a wider range of facilities including a number of locally owned and operated shops and bistros, banks, a post office, secondary schooling and supermarket shopping. From here, the A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South.

The A39 links up with the A361 to Tiverton, where there is a direct rail connection to London Paddington whilst, to the West of Bideford and further along the A39, is Bude, the gateway to the North Cornwall coast.

TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919

STEP INSIDE

Stepping inside, the property opens on the ground floor to an inviting entrance hall providing stairs to the first floor, a useful ground floor cloakroom - fitted with a low-level W.C and wash basin - and integral access to the garage/utility. At the rear, there is an adaptable guest bedroom/home office and a convenient lobby providing access to the garden.

Stairs to the first floor open to a generous landing that seamlessly connects the lounge at the front and the kitchen/diner at the rear - this floor is arguably the heart of the home. The kitchen/diner is fitted with a range of granite work surfaces comprising a sink and drainer unit with drawers and cupboards below and matching wall-units over, a built-in oven and hob with extractor over, a built-in dishwasher and space for a large fridge/freezer. There is ample dining space along with double doors opening to a Juliet balcony, enjoying a view at the rear. In addition, the lounge is found at the front and enjoys a feature fireplace and views towards the sea.

Stairs to the second floor rise to a further landing, opening to two double bedrooms and the family bathroom. The main bedroom is found at the rear of the home enjoying built-in wardrobes and storage, an ensuite - fitted with a shower, low-level W.C and wash basin - along with a far-reaching view towards Appledore. The second bedroom is found at the front of the home with double doors opening to the balcony where magnificent views of the sea and golden sunsets can be enjoyed. The family bathroom is fitted with a bath and shower over, a low-level W.C and wash basin.

In addition the garage offers excellent storage with a useful utility area at the rear, fitted with a sink and drainer, space and plumbing for a washing machine and tumble dryer.

OUTSIDE & PARKING

The property is approached at the front by an attractive brick-paved driveway providing off-road parking and leading to the garage/utility with light and power connected - perfect surfboard storage. At the rear of the home is an easily maintained garden with artificial grass, attractive chipped borders and a well-stocked flower bed offering a pop of colour. In addition, there is a balcony at the front of the home, accessed from the second bedroom, which commands glorious views of the sea and where magnificent sunsets can be enjoyed. The property is also just a short walk from the village green, a variety of cafes & restaurants and the glorious sandy beach and sea pool.







VIEWINGS

If you would like to view this wonderful home, please contact local Bideford estate agent James Fletcher. Viewings are strictly by appointment with the sole selling agent and 24hrs notice will usually be required, please confirm your appointment before travelling.

NORTH DEVON

Where the rugged coastline meets rolling countryside. With its charming villages, nestled among lush green landscapes, and renowned beaches attracting surfers and sun-seekers alike, North Devon offers an unparalleled lifestyle. Whether you're drawn to the vibrant culture, the tranquil beauty, or the rich maritime heritage, there's something for everyone. With a diverse range of properties, from quaint cottages and luxury coastal homes to grand country estates, North Devon promises not just a place to live, but a way of life.









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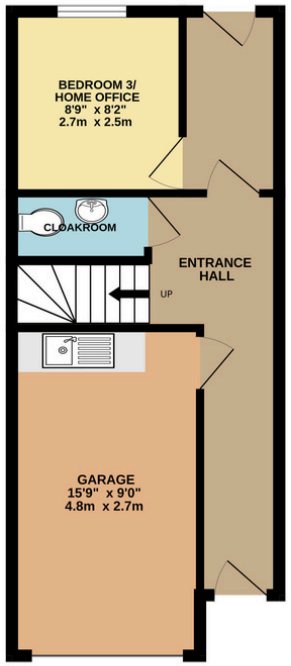




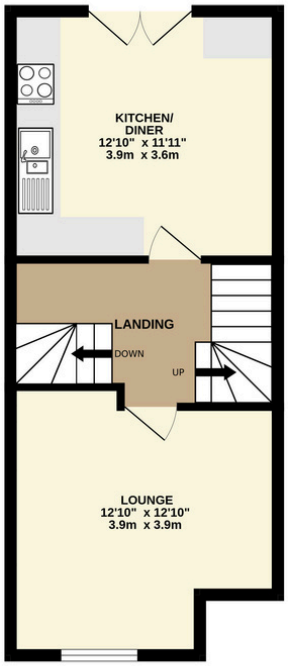




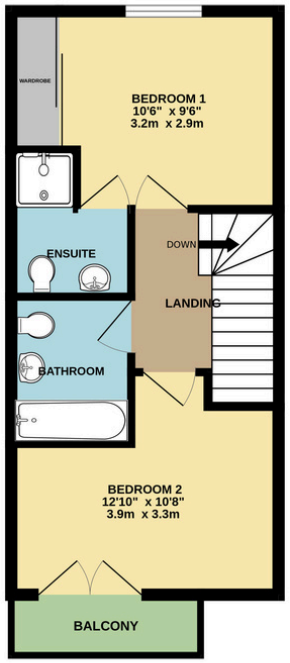
GROUND FLOOR
385 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.7 sq.m.) approx.



2ND FLOOR
358 sq.ft. (33.3 sq.m.) approx.

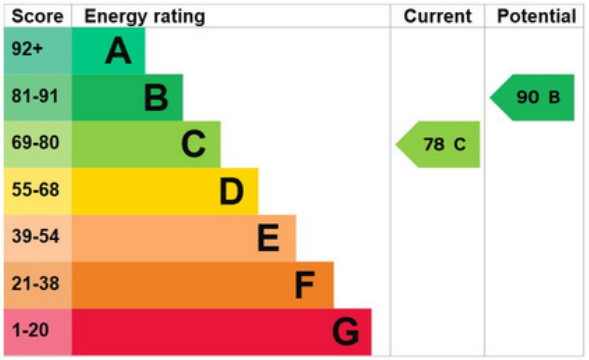


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TOTAL FLOOR AREA : 1128 sq.ft. (104.8 sq.m.) approx.

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.
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- **Services:** Mains Electricity, Gas, Water & Drainage**.**
- **Tenure:** Freehold
- **Broadband:** Ultrafast broadband is available (Ofcom)
- **EPC:** C
- **Council Tax:** Band C
- **Local Authority:** Torridge District Council
- **Sellers Position:** Motivated - actively seeking their next home.





Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs, including colourised images to show the plot, are provided for guidance only. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.

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The Property Ombudsman