



# Jiffy Cottage

Westward Ho! | EX39 1LY

JAMES FLETCHER

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**exp** UK

## Jiffy Cottage

Just a short, level walk from the village and the glorious sandy beach, Jiffy Cottage is truly a hidden gem in Westward Ho! Tucked away and offering easy to run accommodation, along with a charming courtyard at the front and dedicated off-road parking, the property is perfectly-placed within this popular coastal location. Perfect for anyone looking for their first home, a manageable property to downsize or relocate, or a sound Air B&B/holiday retreat, this unique opportunity is not to be missed - sold with no onward chain!

A surfers paradise, the property is just a short stroll from everything the village has to offer, along with the glorious sandy beach, the village green and RND Golf Course. 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 offers local shops and convenience stores along with a number of café's, pubs and restaurants and The Royal North Devon Golf Course 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, offering a rich maritime history, and Instow, a popular tourist hotspot.

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.

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

Jiffy Cottage opens to an inviting hallway which seamlessly connects the rest of the accommodation. At the front of the home, the property enjoys a well-fitted kitchen/diner with a range of work-surfaces comprising a stainless steel sink & drainer unit with drawers & cupboards below & matching wall-units over, a built-in oven & hob with extractor over, space & plumbing for a washing machine (or dishwasher), space for an undercounter fridge/freezer and ample dining space. In addition, the cosy sitting room is also found at the front of the home. At the rear, there are two double bedrooms, both with skylight windows, along with the bathroom, which is fitted with a white suite comprising a bath with shower over, a low-level W.C and a wash basin.

In all, this small but mighty home really packs a punch within this much sought-after coastal location.

## OUTSIDE

The property is approached from Golf Links Road via a gated entrance and driveway which is shared with the neighbour. This then opens to a brick-paved courtyard area where there is dedicated off-road parking for each property and access to the front of the cottages. Jiffy Cottage is the end property and enjoys a small, private courtyard area at the front with space for storing bikes and surfboards.

## VIEWINGS

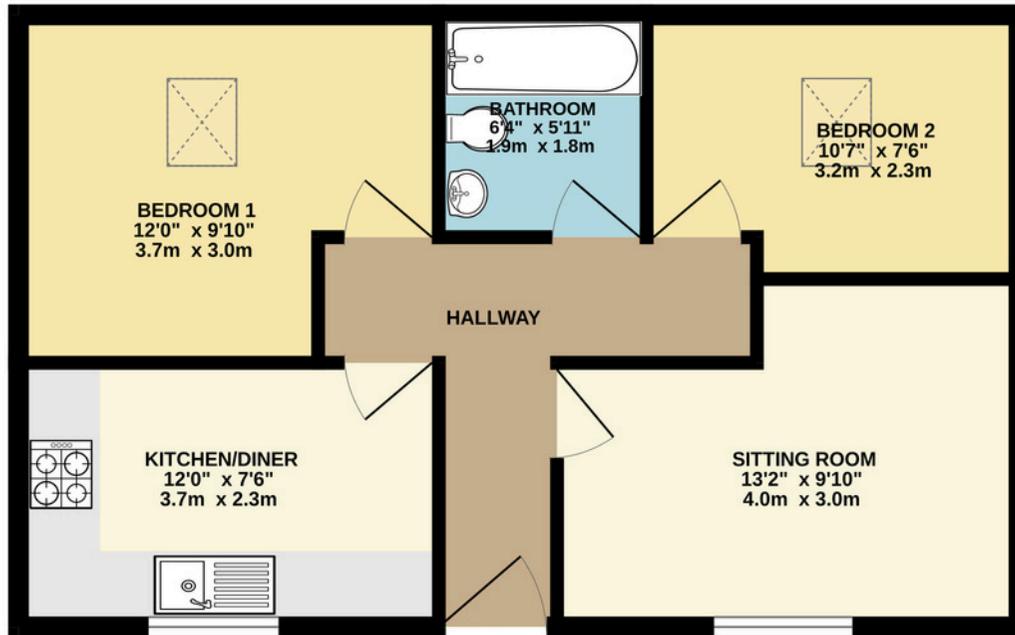
If you would like to view this wonderful home, please contact local Bideford estate agent James Fletcher. Viewings are strictly by appointment with the sole selling agent and 24hrs notice will usually be required, please confirm your appointment before travelling.

## 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.







- **Services:** Mains Electricity, Gas, Water & Drainage.
- **EPC:** D
- **Tenure:** Freehold
- **Council Tax:** Band A
- **Local Authority:** Torrridge District Council
- **Sellers Position:** No Onward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

JIFFY COTTAGE, WESTWARD HO1

TOTAL FLOOR AREA: 494 sq.ft. (45.9 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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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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