

GROUND FLOOR



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Directions

From Bideford quay, depart in a northerly direction as though out of the town. Upon reaching Heywood Roundabout go straight across. Follow this road, passing the Durrant House Hotel on your right, passing the turning for Appledore on your right, and taking the next right, signed Northam, into Fore Street. Proceed into Northam Square, taking the road to the left of Urban Wave. Continue downhill, until where the road narrows, where just before turn left in to Golf Links Road. Proceed onwards, straight through a

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Coastal Bungalow For Improvement!!

30 Aysha Gardens, Westward Ho, Bideford, EX39 1HJ

Offers In Excess Of

£250,000

- Mid Terraced Bungalow
- Gas Radiator Central Heating
- Garage and Parking
- Needs Upgrading
- 2 Bedrooms
- Adjoins Northam Burrows
- PVC Double Glazing
- Front and Rear Gardens
- No Onward Sales Chain!!!

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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Room list:

Entrance Porch

Living Room

4.47m x 3.66m (14'8" x 12')

Kitchen

3.61m x 2.74m (11'10" x 9')

Utility

2.44m x 2.34m (8' x 7'8")

Bedroom 1

3.58m x 2.44m (11'9" x 8')

Bedroom 2

3.66m x 2.44m (12' x 8')

Wet Room

2.44m x 1.57m (8' x 5'2")

Integral Garage

4.62m x 2.44m (15'2" x 8')

Overview

Within easy level walking distance of the village centre and beach, is this mid terraced bungalow, which is in need of improvement. Set within a quiet cul-de-sac of similar properties, and boasting PVC double glazing and gas fired radiator central heating, it is thought that this bungalow will provide a most comfortable family residence. Available to the market with no onward sales chain, Phillips Smith and Dunn as selling agents, recommend an early viewing to avoid disappointment!!

Briefly the accommodation provides an entrance porch leading to a generous sized living room with a gas fire, off of which is a kitchen, with ample storage and appliance space, beyond which is a useful utility room with space for laundry facilities. Accessible off the utility is a generous sized conservatory, which overlooks Northam Burrows, and out to the coastline. There a 2 double bedrooms, one having fitted wardrobes, the other having a vanity unit, and a well appointed wet room.

Westward Ho! is a highly sought-after coastal village in North Devon, offering a good selection of local amenities, along with its renowned golden sandy Blue Flag beach, adjoining pebble ridge, and the Royal North Devon Golf Club. A short drive away is the working port and market town of Bideford, situated on the banks of the River Torridge. It provides an excellent range of facilities, including schooling for all ages and a variety of leisure amenities. Appledore, a former fishing village with quaint narrow streets and a picturesque quay, is just a few minutes away by car. Barnstaple, North Devon's regional centre, is easily accessible via the A39 North Devon Link Road and offers the area's main shopping, business, and commercial facilities. It also provides convenient access to the A361 and onwards to Junction 27 of the M5, connecting to the national motorway network.

Outside

To the front of the bungalow is a paved patio area and a gravelled garden area, for ease of maintenance, with a driveway providing parking space, and leading to the INTEGRAL GARAGE 15'2" x 8' with up and over door - there is potential here for conversion to additional accommodation, subject to the necessary planning consents.. The rear garden adjoins and overlooks Northam Burrows, with views continuing to the nearby coastline.

Services

All Mains Services Available

Council Tax band

B

EPC Rating - TBA

D

Tenure

Freehold

Viewings

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

