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10 BEACH ROAD, WESTWARD HO!, BIDEFORD. EX39 1HQ
GUIDE £360,000

A detached three bed bungalow in a desirable residential road, benefitting from a generous low maintenance rear garden, modern fitted kitchen/diner, ample off road parking and being a fairly easy walk to the Westward Ho! village centre and beach.





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Beach Road is a particularly attractive wide and leafy avenue conveniently placed within a reasonable walk of Westward Ho! village centre where there is a good range of local shops, seaside amenities and access to the long sandy beach. Nearby is the local Royal North Devon Championship Golf Course and miles of unspoilt cliffside walks. Regular bus services commute to the nearby village of Northam where there are local Junior and Infants Schools and onwards to the Port and Market town of Bideford approximately 3 miles.

SERVICES: All mains services. Gas fired central heating. Double glazed windows.

COUNCIL TAX BAND: Registered for business rates, would most likely be a C rating.

TENURE: Freehold.

DIRECTIONS TO FIND: From Bideford proceed in a northerly direction passing through the Heywood Road roundabout at the end of the Torridge Bridge continuing past Northam village and into Atlantic Way. Approximately half way along this route turn right down into Beach Road where the property will be found on the right-hand side displaying its number and a For Sale board.

The accommodation is at present arranged to provide (measurements are approximate):-

ENTRANCE PORCH: Tiled flooring.

ENTRANCE HALL: Radiator and fitted carpet. Hatch to loft space.

CLOAKROOM: Low-level WC and wash basin with tiled splashback. Vinyl flooring and extractor fan.

LIVING ROOM: 4.97m x 3.64m Marble fireplace, large picture window looking over the front garden. Exposed floorboards and radiator.

BEDROOM TWO: 3.51m x 3.02m Exposed floorboards and radiator.

KITCHEN DINING ROOM: 6.71m x 3.01m max Working surface incorporating single drainer sink unit with extensively tiled splashback. Large five ring gas hob cooker, cupboards and drawers, including one housing the wall mounted gas fired Worcester boiler. Integrated Smeg washing machine and dishwasher. Tiled flooring and UPVC double glazed door into the rear garden.

BEDROOM ONE: 3.73m x 3.68m Exposed floorboards and radiator.

BEDROOM THREE: 2.69m x 2.44m Exposed floorboards and radiator.

SHOWER/WET ROOM: Easy access disability shower with fitted seat, low-level WC and wash basin with fully tiled splashback. Vinyl flooring and extractor fan.

OUTSIDE: The property has a gated entrance and an adjacent driveway with parking for at least three cars, this leads to the **GARAGE** 5.47m x 2.56m having power and light plus an up and over door. There is a front level lawn area with mature trees and shrubs. There is gated side access down both sides of the property. The **REAR GARDEN** is low maintenance having a large patio area, stone chippings with some well-established trees and bushes. One outbuilding and a garden sheds plus an outside water tap.

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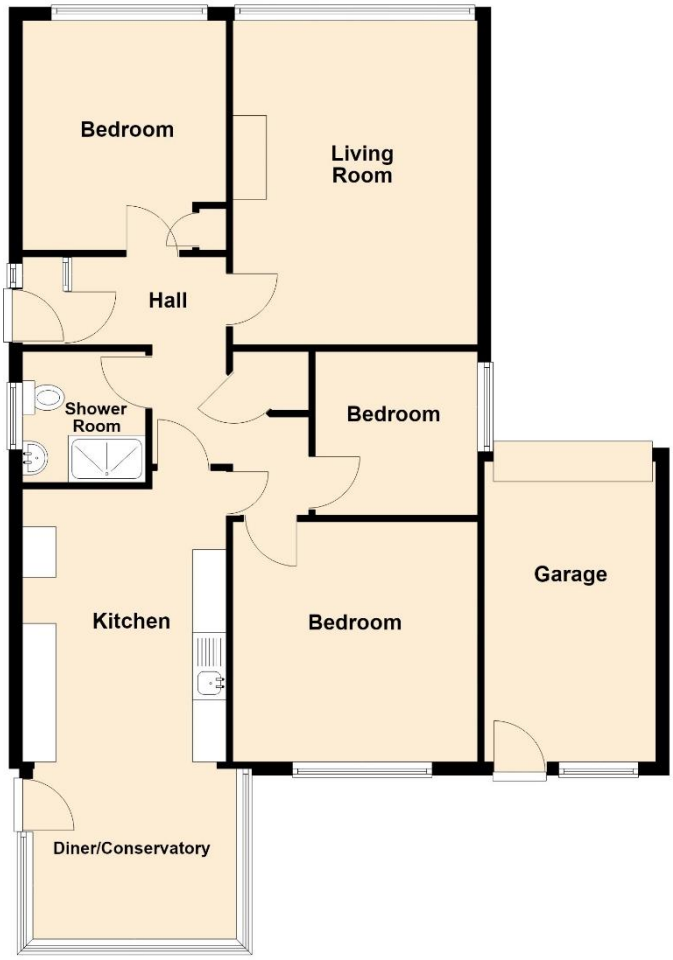
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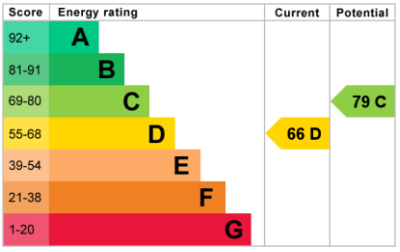
Total area: approx. 94.5 sq. metres (1017.6 sq. feet)

NOT TO SCALE – FOR IDENTIFICATION ONLY

CONSUMER PROTECTION ACT FROM UNFAIR TRADING REGULATIONS 2008 – The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check availability of any property and make an appointment to view before embarking upon any journey to see a property.

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Applicants should verify details by personal examination and enquiry.

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