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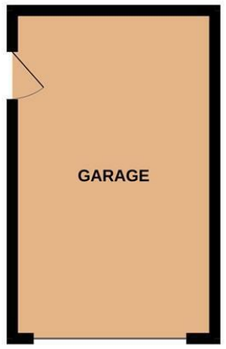
GROUND FLOOR
1000 sq.ft. (92.9 sq.m.) approx.



22 Beach Road

Westward Ho!, Bideford, Devon EX39 1HQ

Guide Price
£325,000

- Two Double Bedroom Bungalow
- Nearby Bus Stop
- Available With No Onward Chain
- Level Walk To Westward Ho!
- Scope to Develop [STP]
- Popular None Estate Setting
- Garage & Driveway Parking

Directions

Heading out of Bideford and straight across Heywood roundabout towards Westward Ho!. Continue along this road until you drop into the village. Take the 3rd right into Beach Road where the property is situated a short distance down on the right hand side.

Looking to sell? Let us value your property for free!

Call 01237 879797

or email bideford@phillipsland.com

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www.phillipsland.com barnstaple@phillipsland.com

A spacious two-bedroom bungalow set in a highly desirable location, within easy, level walking distance of Westward Ho! village, its fantastic amenities, and a regular bus route linking you to Bideford, Barnstaple, Braunton and Ilfracombe. The property makes an excellent retirement home and also offers scope for further development into the roof space (subject to the necessary planning consent).

Approached via a private, level driveway, there is ample parking for a couple of vehicles, along with level access to the single garage and a side gate leading to the rear garden. The front door opens into the entrance hall, which provides access to a large lounge featuring a bay window and fireplace, creating an attractive focal point.

Opposite the lounge is one of the bedrooms, a good-sized double that could alternatively be used as a dining room if desired. Further along the hallway is another double bedroom, as well as the main bathroom, which has been tastefully updated and now features a modern white suite and a convenient walk-in wet room shower.

The kitchen/diner is located at the rear of the property and provides an excellent space for entertaining family and friends. There is ample room for a four- to six-seater table, and the kitchen offers a range of built-in storage cupboards along with plenty of preparation space for those who enjoy home cooking. Leading off the kitchen is a charming sunroom, providing additional seating space or an ideal area for coats and boots. There is also a convenient WC.

Externally, the property is designed for low maintenance. The front driveway is concreted, with an attractive border to the right-hand side, and the frontage offers an ideal space for pots or raised beds. The rear garden is private and features a patio area, perfect for outdoor dining and enjoying the majority of the day's sunlight. It also includes a useful timber shed and is fully enclosed, making it ideal for pets. There is pedestrian access to the garage, as well as an up-and-over door.

Agent Note - In accordance with the Estate Agents Act 1979 sections 21, 31 and 32, any potential purchasers are drawn to the fact that the owners of this property are connected to an employee at Phillips, Smith & Dunn.

Services
All mains connected

Council Tax band
C

EPC Rating
D

Tenure
Freehold

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

Situation

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.

Room list:

Kitchen
5.56 x 3.18 (18'2" x 10'5")

Lounge
4.26 into bay x 3.36 (13'11" into bay x 11'0")

Bedroom 1
4.25 into bay x 3.33 (13'11" into bay x 10'11")

Bedroom 2
3.08 x 3.18 (10'1" x 10'5")

Bathroom
3.18 x 1.68 (10'5" x 5'6")

Conservatory
3.78 x 1.62 (12'4" x 5'3")

Garage
5.08 x 2.61 (16'7" x 8'6")