



## River View Westleigh, Bideford, EX39 4NN

Price Guide £475,000

- Unique detached bungalow in Westleigh
- Spacious open-plan living and dining room
- Modern fitted kitchen with utility/porch
- Three garages and ample off-road parking
- Generous plot with attractive gardens
- Bright and versatile sunroom
- Three bedrooms and contemporary shower room
- Sought-after village location

# River View Westleigh, Bideford EX39 4NN

Occupying a generous plot in the heart of Westleigh, this unique detached bungalow is the village's only bungalow, offering a rare combination of individuality, spacious single-level living and exceptional garden space. The well-presented accommodation includes a bright open-plan sitting and dining room, a welcoming sunroom, a modern fitted kitchen with adjoining utility/porch, three versatile bedrooms and a contemporary shower room. Outside, the beautifully maintained gardens provide an ideal setting for keen gardeners and outdoor enjoyment, while three garages and ample off-road parking add a level of practicality seldom found in such a desirable village location.



Council Tax Band: C



## Location

Westleigh is a charming village offering a peaceful lifestyle with a strong sense of community. Surrounded by attractive countryside, it provides the perfect setting for those who enjoy outdoor pursuits while remaining within easy reach of nearby towns and everyday amenities. Combining the tranquillity of village life with a welcoming atmosphere, Westleigh is an ideal location for those seeking a quieter pace without compromising on convenience.

## Entrance Porch

## Kitchen

11'5" x 9'1"

## Open Plan Living/Dining

19'5" x 13'2"

## Sun Room

8'10" x 6'2"

## Bedroom One

12'7" x 9'8"

## Bedroom Two

9'8" x 9'8"

## Bedroom Three

9'4" x 7'4"

## Shower Room

## Outside

Outside is where this property truly excels. Occupying a generous plot, the beautifully maintained gardens provide an exceptional outdoor space, perfect for keen gardeners, entertaining or simply relaxing in peaceful surroundings. Complementing the gardens are three garages and ample off-road parking for multiple vehicles, offering a rare combination of practicality and outdoor space in this highly sought-after village.

## Services

All mains services connected, gas fired central heating.



## Directions

From Bideford Quay, proceed over the Old Bridge and turn left at the mini roundabout. Continue beneath the new bridge and, at the next roundabout, take the first exit. After a short distance, turn right, signposted to Westleigh and the Westleigh Inn, and follow the road uphill into the village. Continue through the village, ignoring the first left-hand fork, then take the second left-hand turning, which doubles back on itself. River View will be found on the left-hand side.



## Viewings

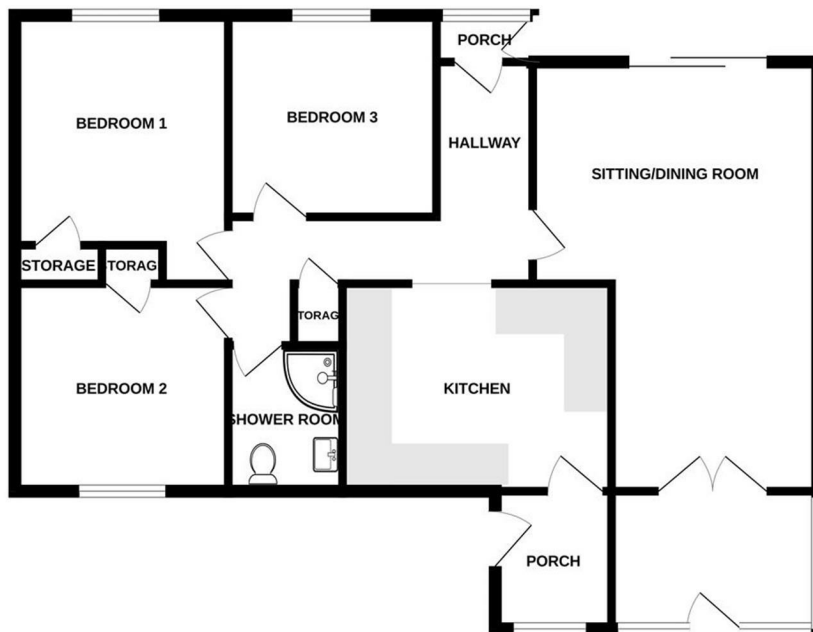
Viewings by arrangement only. Call 01237 459 998 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## GROUND FLOOR



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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