

Regency

ESTATE AGENTS



35 WOODPECKER CLOSE, WESTWARD HO!, EX39 1GS £259,950

A modern 3 bedroom semi detached house offering well proportioned accommodation including lounge & kitchen/diner whilst benefiting from uPVC double glazing & gas fired central heating together with a good sized, enclosed rear garden and off road parking.

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Welcome to 35 Woodpecker Close, a 3 bedroom semi-detached home constructed in 2022 by Wain Homes, offering the perfect blend of contemporary design and practical living. The property is served by gas-fired central heating and UPVC double glazing throughout, ensuring comfort & efficiency

Benefiting from the remainder of a 10 year new-build guarantee, this neutrally presented home is available with no onward chain, ready for immediate occupancy.

Step inside the spacious entrance hall, where you'll find a bright lounge overlooking the front of the home. This seamlessly flows into a modern kitchen/diner, finished with blue cabinetry and sleek work surfaces—ideal for both family life & entertaining. A convenient cloakroom/WC completes the ground floor.

Upstairs, the first-floor landing connects three well-proportioned bedrooms – two doubles and a spacious third. These rooms are served by a stylish family bathroom, complete with a modern white suite.

Externally, the rear garden features neat, landscaped tiers and a patio – ideal for alfresco dining. From here, a gated access leads to the rear parking area with room for two cars in tandem.

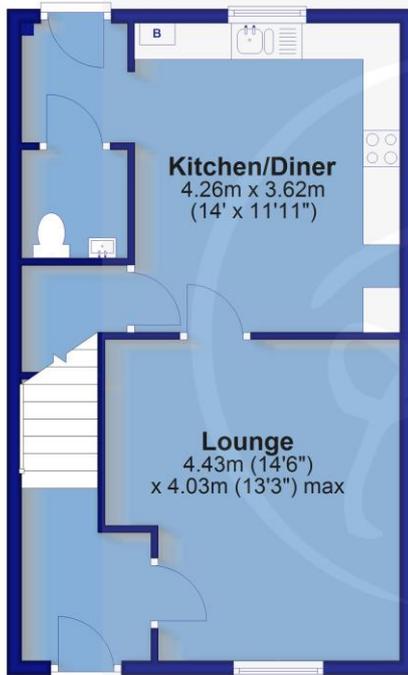
AGENTS NOTE: A future maintenance charge will be introduced once the wider development is complete.

Services: All mains services area connected:
Energy Performance Certificate (EPC): B (84)
Council Tax: Band C (£2,222.49 per annum)



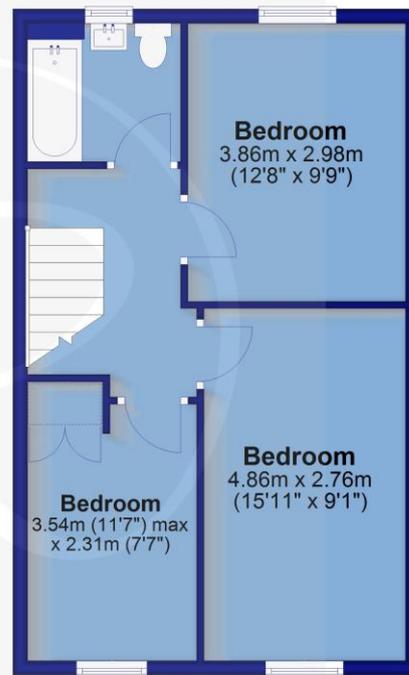
Ground Floor

Approx. 45.4 sq. metres (489.1 sq. feet)



First Floor

Approx. 45.4 sq. metres (489.1 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.