



117 ATLANTIC WAY
WESTWARD HO! BIDEFORD, DEVON, EX39 1JG

£395,000

Enjoying a superb coastal outlook, views of Lundy & idyllic Sunsets, this detached chalet-style bungalow offers spacious and versatile accommodation arranged over two floors, together with a good-sized enclosed rear garden, raised timber decking, off-road parking and a detached garage.

The property is ideally positioned within walking distance of the village amenities, sandy beach and famous Pebble Ridge, making it an excellent opportunity for those seeking a permanent home or coastal retreat in this popular North Devon location.

The accommodation begins with an entrance porch leading into the welcoming entrance hall, with stairs rising to the first floor and useful understairs storage.

The spacious 17'9" living room overlooks the rear garden and enjoys coastal views, with a multi-fuel burner providing an attractive focal point. There are two radiators, laminate flooring, a feature internal leaded stained-glass window and uPVC double-glazed French doors opening directly onto the rear garden.

The modern kitchen/breakfast room provides a good range of fitted cupboards and drawers, roll-top work surfaces and integrated appliances, including an electric oven and grill, four-ring gas hob, extractor, fridge and wine rack. There is also plumbing for a washing machine and a cupboard houses the gas-fired combination boiler.





Two bedrooms are situated on the ground floor. Bedroom 1 is a generous double room enjoying coastal views, while Bedroom 3 overlooks the front of the property and benefits from useful understairs storage and recessed shelving. A family bathroom completes the ground-floor accommodation.

On the first floor, the landing provides access to useful boarded eaves storage. Bedroom 2 is a particularly spacious room being a dual aspect room with superb coastal views, built-in wardrobe and further eaves storage, while Bedroom 4 is also positioned to take advantage of the far-reaching coastal outlook.

Outside, the property benefits from a driveway providing off-road parking for up to three vehicles, together with a front lawn and gated side access leading to the enclosed rear garden. The garden features raised timber decking enjoying the superb coastal views, a patio seating area, good-sized level lawn, established flower and shrub borders and stone-chipped area.

A detached timber garage provides useful additional storage and parking, with power and light connected and an up-and-over door.

NEED TO KNOW

Services: All mains services are connected.

Energy Performance Certificate (EPC): C (70)

Council Tax: Band C (£2,327.32 per annum)

What3Words: forest.also.jars





24 The Quay | Bideford | Devon | EX39 2EZ



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.

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