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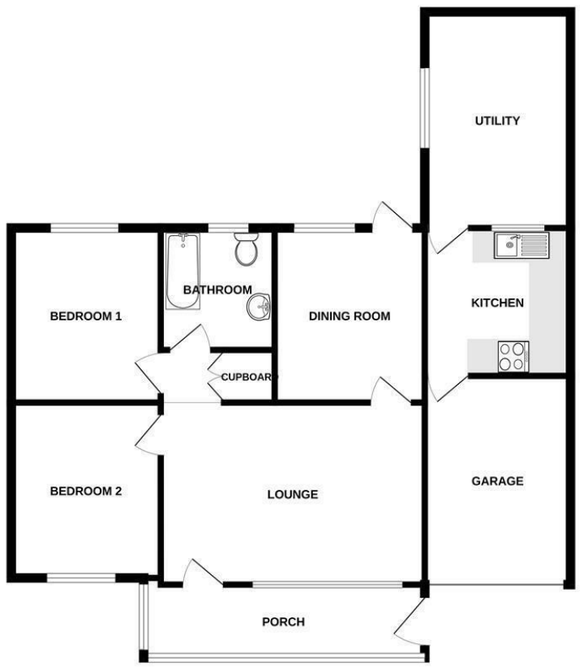
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GROUND FLOOR



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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Directions

From Bideford Quay, proceed towards Northam and continue onto Atlantic Way. Turn right onto Beach Road and, at the bottom, turn left onto Golf Links Road. Take the next right into Aysha Gardens and continue straight ahead. Follow the road as it bends left, then take the next left, where the property will be found on the left-hand side, clearly identified by a number plate and For Sale board.

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

Call 01237 879797

or email bideford@phillipsland.com

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25 Aysha Gardens

Westward Ho!, Bideford, Devon EX39 1HJ

Price Guide

£260,000

- Spacious end-terrace bungalow
- Walking distance to the beach
- Generous living accommodation
- Two double bedrooms
- Private level rear garden
- No onward chain
- Sought-after coastal location
- Off-road parking and garage





25 Aysha Gardens offers well-proportioned and versatile accommodation throughout, making it an appealing choice for those seeking comfortable single-level living in a highly sought-after coastal location.

The accommodation comprises a generous living room, a fitted kitchen with an adjoining dining room that opens directly onto the private, level rear garden, and a spacious utility room. There are also two well-proportioned double bedrooms and a family bathroom.

Externally, the property benefits from off-road parking, an attached garage and an enclosed rear garden, providing an ideal space for relaxing, entertaining or enjoying the warmer months.

Bungalows in this desirable coastal location are rarely available, and with the added benefit of being offered for sale with no onward chain, this represents an excellent opportunity for buyers looking to enjoy life close to the beach. An early viewing is highly recommended!

Services

All mains connected. Gas central heating.

Council Tax band

B

EPC Rating

C

Tenure

Freehold

Viewings

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





Room list:

Location

Lounge
4.48 x 3.66 (14'8" x 12'0")

Bedroom One
3.67 x 3.10 (12'0" x 10'2")

Bedroom Two
3.60 x 3.09 (11'9" x 10'1")

Shower Room

Dining Room
3.60 x 2.72 (11'9" x 8'11")

Kitchen
2.39 x 2.29 (7'10" x 7'6")

Utility
4.86 x 2.65 (15'11" x 8'8")

Garage
5.06 x 2.41 (16'7" x 7'10")

Location

Westward Ho! is a highly sought-after coastal village in North Devon, renowned for its impressive golden sandy Blue Flag beach, iconic pebble ridge and the prestigious Royal North Devon Golf Club. The village offers a good range of local amenities, making it an attractive destination for both permanent residents and those seeking a coastal retreat.

Just a short drive away is the historic port and market town of Bideford, situated on the banks of the River Torridge. The town provides an excellent range of everyday amenities, including shops, schooling for all ages and a variety of leisure facilities.

The picturesque fishing village of Appledore is also within easy reach, with its charming narrow streets, independent shops and attractive quayside providing plenty of character and appeal.

Barnstaple, North Devon's principal regional centre, is readily accessible via the A39 and offers the area's main shopping, business and commercial facilities. From Barnstaple, the A361 North Devon Link Road provides convenient access to Junction 27 of the M5 and the wider national motorway network.

