



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



A spacious 3 bedroom chalet bungalow set in this sought after and peaceful cul-de-sac, just a short level walk from the sandy beach and amenities of Westward Ho!

BLAK
PROPERTY

BLaK Property, 32 Bridgeland Street, Bideford, Devon, EX39 2PS
Sales 01237 423888 **Lettings** 01237 471855
Email bideford@blakproperty.co.uk
Website www.blakproperty.co.uk

5 Millennium Way, Westward Ho! Bideford, Devon, EX39 1XN | Guide Price £425,000

The property offers well presented accommodation including Lounge and separate Dining Room which leads to the Conservatory. Also on the ground floor, along with the Kitchen, is the 3rd Bedroom and a Shower Room. On the first floor is the main bedroom with en-suite shower and bedroom 2. Set on a generous level plot with off road parking and single garage provides an ideal coastal lifestyle and is being sold with no onward chain! The property is pleasantly set within this ever-popular North Devon village, and affords easy, level access to the village amenities, the Royal North Devon Golf Course, Northam Burrows and the seafront.

Local amenities in Westward Ho! include newsagents, mini supermarkets, restaurants, bars, take-aways and a post office. There`s also a primary school, health and dental centre located in Northam along with a public swimming pool and gym.

It`s within short driving distance of the Atlantic Highway (A39) with Barnstaple, the regional centre, being approximately 10 miles distant and from here there is a convenient route to the M5 motorway via the North Devon Link Road and a rail link to Exeter. The Westward Ho! to Bideford Bus link is just a few steps away on Golf Links Road.

Entrance Hall: Under stairs cupboard. Airing Cupboard

Living Room: 14'7" (4.45m) x 13'1" (3.99m): Feature style Fire Place with electric fire.UPVC window to rear elevation. Double doors to

Dining Room: 12'2" (3.71m) x 11'11" (3.63m) : UPVC sliding doors to

Conservatory: 10'0" (3.05m) x 9'8" (2.95m) : UPVc windows with fitted verticle blinds. UPVc doors to outside.

Kitchen: 9'2" (2.79m) x 8'7" (2.62m): Fitted with a range of wall and base units comprising cupboards and drawers. Built on double oven, fridge & freezer. Spaces and plumbing for washing machine and dishwasher. Worcester gas fired boiler serving the hot water and heating systems. UPVc window to front elevation.

Bedroom 3: 11'4" (3.45m) x 8'1" (2.46m): UPVc window to front elevation.

Shower Room: Comprising close couple WC, pedestal hand basin and tiled shower cubicle. UVCc window with frosted glazed pane.

Stairs to first floor landing: Access to eaves loft storage area

Bedroom 1: 13'0" (3.96m) x 12'3" (3.73m) : Built in mirror fronted wardrobes. UPVc window to front elevation with coastal outlook.

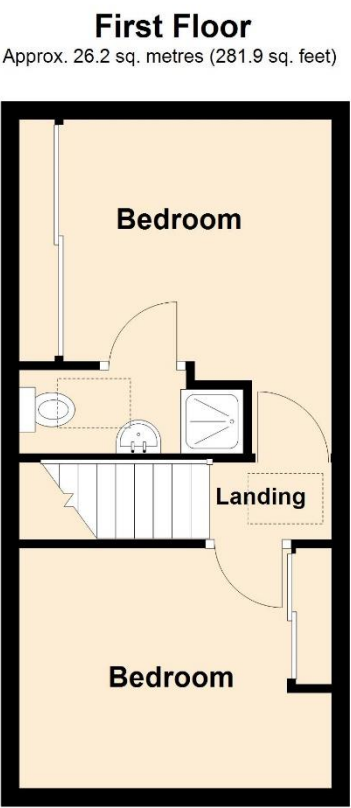
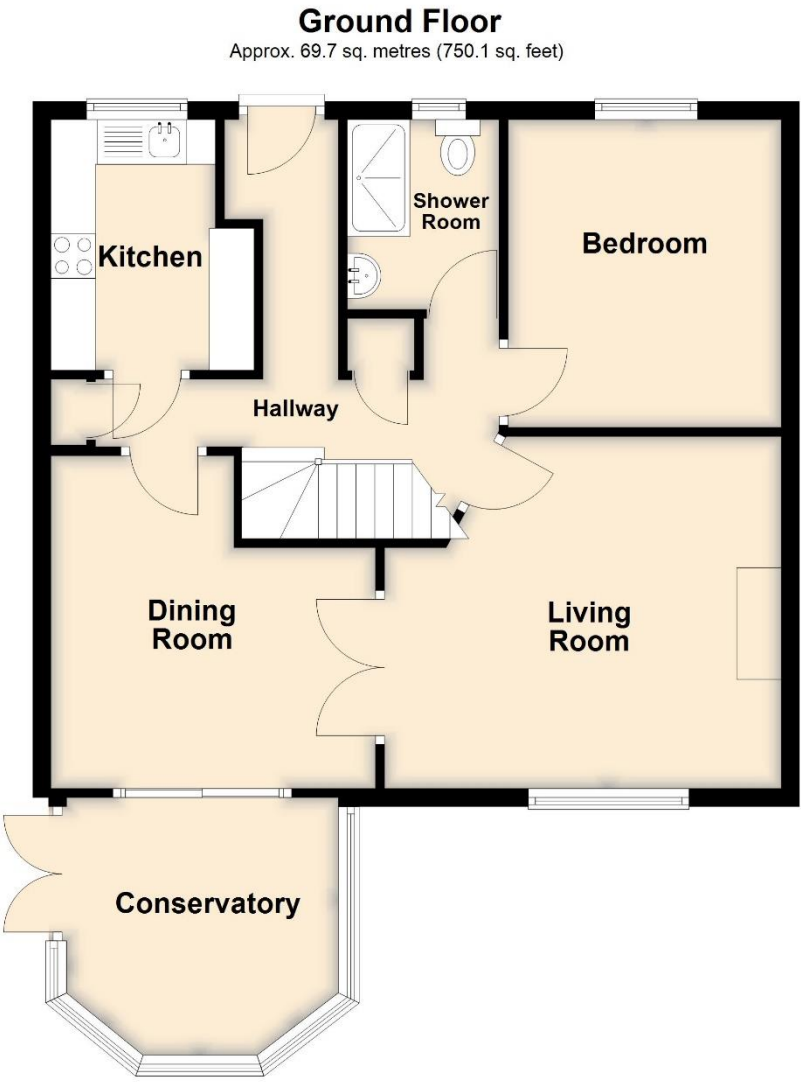
Ensuite Shower Room : Close coupled WC, pedestal hand basin, tiled shower cubicle. Velux window.

Bedroom 2: 14'5" (4.39m) x 8'4" (2.54m) : Built in wardrobe. UPVc window to rear elevation.

Outside: To the front is an open lawned area plus driveway.

To the rear is an enclosed garden which is well stocked with shrubs and trees. Patio and seating areas,

Garage: 16'7" (5.05m) x 9'1" (2.77m) : Shelving, power and light connected. Electric roller door. Wooden door to rear.



THE PROPERTY MISDESCRIPTIONS ACT 1991: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998: Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.