

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!

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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 in 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. UPVC 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.

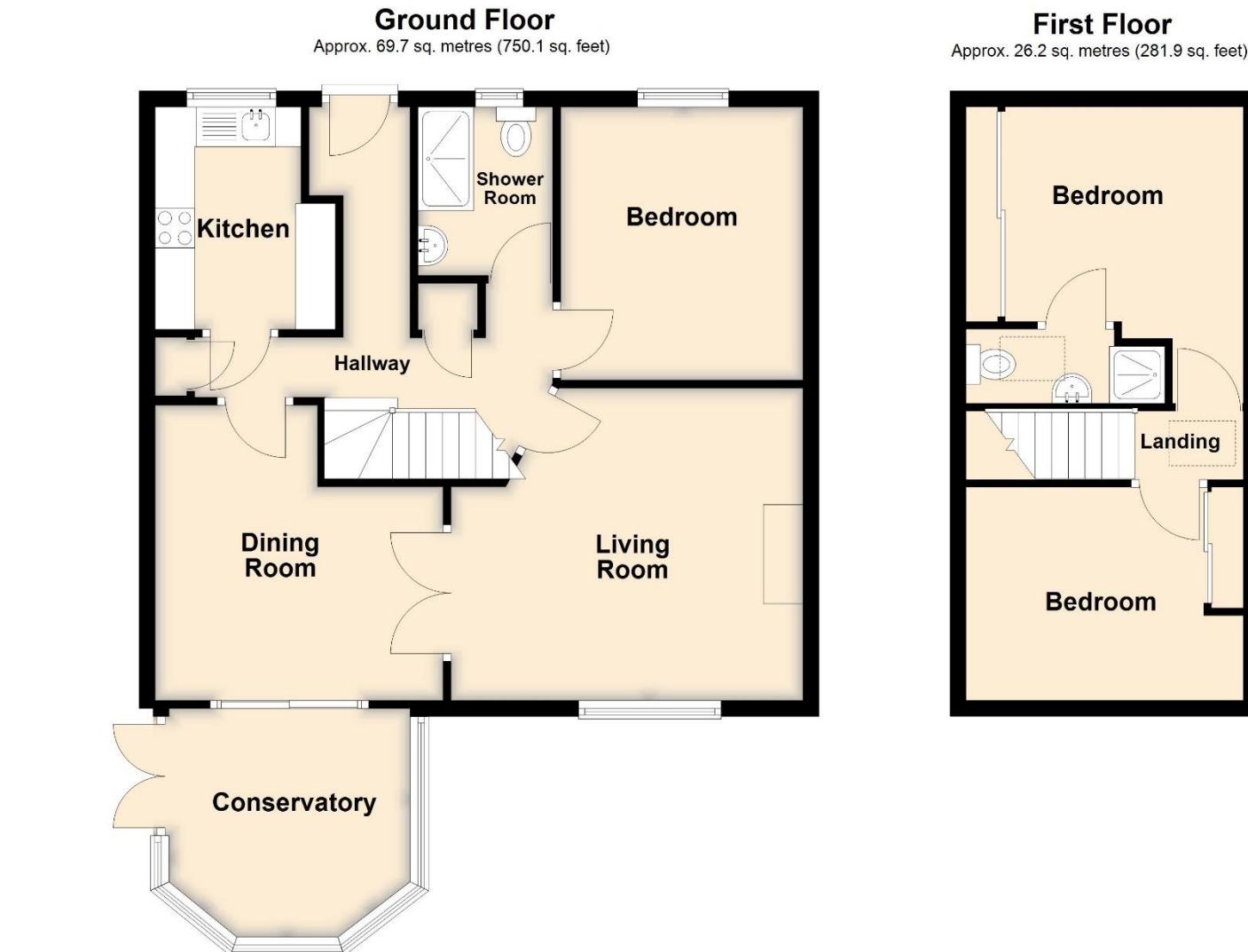
**Ensuite Shower Room** : Close coupled WC, pedestal hand basin, tiled shower cubicle. Velux window.

**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.



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