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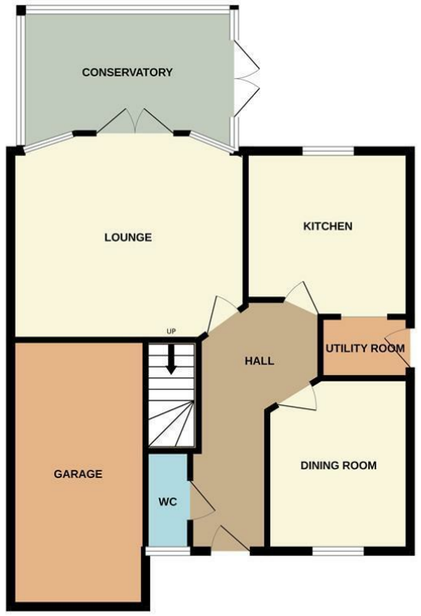
Buy. Sell. Let.
We value your property

GROUND FLOOR
811 sq.ft. (75.3 sq.m.) approx.




1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.

TOTAL FLOOR AREA : 1419 sq.ft. (131.8 sq.m.) approx.

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 front proceed in an easterly direction as though out of the town, to Heywood Roundabout, being a junction with the A39. Here, turn left, and proceed to a set of traffic lights where turn right signed Westward Ho!. Continue onwards to a cross roads where turn left into Cornborough Road. pass the Wain Homes development on your left, and shortly thereafter turn right into Armada Way. Follow the road virtually straight ahead, turning right into Dudley Way, where the property is located immediately on the left identified by a 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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# Spacious Detached Coastal House

1 Dudley Way, Westward Ho, Bideford, EX39 1XD

Guide Price
**£425,000**

- Detached Modern House
- 4 Double Bedrooms
- Conservatory
- PVC Double Glazing
- 2 Reception Rooms
- Garage and Parking
- Gas Fired Radiator Central Heating
- Coastal Views
- No Onward Sales Chain!

## Overview

1 Dudley Way comprises a delightful modern detached house, pleasantly set within this ever popular residential location, affording easy access to the village centre, sea front and beach. This two storey property has easy to maintain brick elevations, with spacious and adaptable accommodation which benefits from PVC double glazing, and gas fired radiator central heating. From the rear first floor accommodation, superb coastal views are enjoyed across Bideford and Barnstaple Bay to Baggy Point in the distance. Available to the market with no onward sales chain, an early internal inspection is advised to avoid disappointment for those seeking a property suitable to provide a comfortable family residence!

Briefly the accommodation comprises of a spacious welcoming entrance hall with a WC off. A generous sized lounge is situated to the rear of the house with a feature fireplace, with doors providing access to the conservatory which overlooks the rear garden. A dining room sits to the front of the house. There is a well appointed kitchen with ample worktop and storage, along with a utility, which houses the gas boiler, and also has plumbing for a washing machine. To the first floor are 4 double bedrooms (the master having en-suite facilities and a feature window), along with a family bathroom with a white 3 piece suite. The two rear bedrooms both enjoy far reaching coastal views.

Westward Ho! is a very popular North Devon coastal village, with a number of bars and restaurants and local shops including a butchers, convenience stores, a baker and a post office, along with its golden sandy Blue Flag beach, adjoining the pebble ridge, and the Royal North Devon Golf Club. Just a short drive away is the working port and market town of Bideford, located on the banks of al Centre, which houses the areas main shopping business and commercial venues, where fast access is available via the A361 to Junction 27 of the M5, part of the National Motorway Network.

## Services

All Main Services Available

## Council Tax band

E

## EPC Rating - Band

D

## Tenure

Freehold

## Viewings

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

## Outside

To the front of the house is an open plan lawned garden area, with mature trees, and paved pathways. A tarmacadam driveway provides a parking facility, and leads to the INTEGRAL GARAGE 17' x 8'8" with up and over door, power and lighting. Access to each side of the house via wooden gates leads to the enclosed rear garden, with a lawn and flower borders. There is an outside tap.

## Room list:

**Entrance Hall with WC off**

**Lounge**
4.45m x 3.66m minumum (14'7" x 12'" minumum)

**Conservatory**
4.17m x 2.74m (13'8" x 9')

**Dining Room**
3.35m x 2.79m (11' x 9'2")

**Kitchen/Breakfast Room**
3.20m x 2.90m (10'6" x 9'6")

**Utility**

**Master Bedroom**
3.86m minimum x 3.20m minimum (12'8" minimum x 10'6" minimum)

**En-suite**

**Bedroom 2**
4.98m x 2.74m (16'4" x 9')

**Bedroom 3**
3.28mx 2.74m (10'9"x 9')

**Bedroom 4**
3.05m x 2.74m (10' x 9')

**Family Bathroom**
2.24m x 1.93m (7'4" x 6'4")