

# Regency

ESTATE AGENTS



**7 STANWELL DRIVE, WESTWARD HO!, EX39 1EH O.I.R.O £315,000**

Escape to Westward Ho! in this stylish 3 bedroom coastal home. Enjoy a cosy comfortable lounge with woodburner, spacious dining area, modern kitchen and west-facing garden for sunset entertaining—all just minutes from the beach, golf, surf and village life.

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Set within a desirable residential location within walking distance of the beach & village amenities, this well presented link detached house offers a perfect balance of comfort and practicality.

The ground floor features a welcoming lounge with a woodburning stove, creating a warm and inviting atmosphere, complimented by a light and spacious dining room extension - ideal for family meals or entertaining guests.

The modern fitted kitchen is both functional and stylish, while a convenient ground floor WC offers scope to create a shower room if desired.

Upstairs, the property provides three bedrooms, including a master bedroom with en-suite shower room, alongside the family bathroom.

Externally, there is off-road parking in front of the garage, with the rear portion of the garage thoughtfully converted into a useful storage/utility space.

The west-facing rear garden is level, private, and designed for easy enjoyment - perfect for summer barbecues and outdoor entertaining.

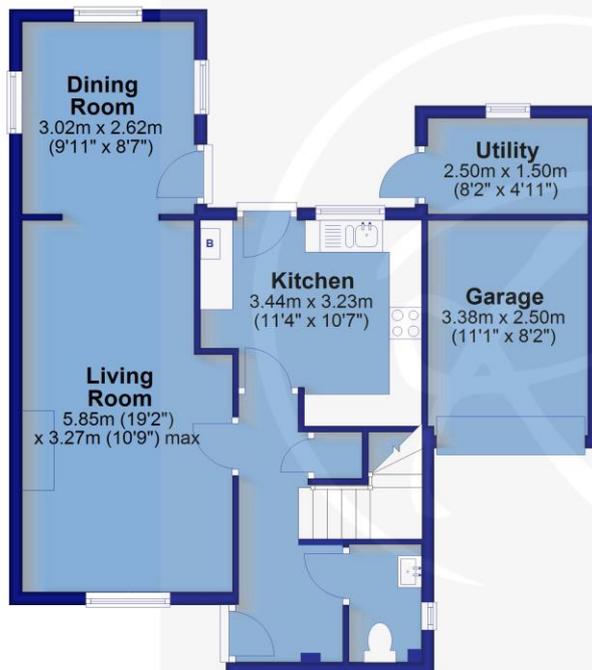
This versatile home is well suited to families, couples, or those seeking a coastal retreat in one of North Devon's most sought after seaside locations.

**Services:** All mains services are connected  
**Energy Performance Certificate:** C (69)  
**Council Tax:** BAND C (£2,222.49 per annum)



### Ground Floor

Approx. 60.4 sq. metres (650.7 sq. feet)



### First Floor

Approx. 39.7 sq. metres (427.8 sq. feet)



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.