



## 25 Aysha Gardens, Westward Ho, Bideford, EX39 1HJ

Price Guide £275,000

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

## 25 Aysha Gardens, Bideford EX39 1HJ

A fantastic opportunity to acquire this spacious two double bedroom end-of-terrace bungalow, ideally positioned just moments from the golden sands of Westward Ho! beach and the village's excellent range of amenities. The property offers well-proportioned accommodation throughout, including a generous living room, a fitted kitchen with adjoining dining room opening onto the private, level rear garden, a spacious utility room, and a family bathroom. Outside, the property further benefits from off-road parking, an attached garage, and an enclosed rear garden, perfect for relaxing or entertaining. Bungalows in this highly sought-after coastal location are not to be missed. Offered for sale with no onward chain, this is an excellent opportunity for those seeking single-level living close to the beach. Early viewing is highly recommended.



Council Tax Band: B



## Location

Situated in the ever-popular coastal village of Westward Ho!, this property enjoys an enviable location within easy reach of the village centre and its renowned two-mile stretch of golden sandy beach. The village offers an excellent selection of cafés, restaurants, pubs, shops, and everyday amenities, while also providing access to the South West Coast Path, Northam Burrows Country Park, and the Royal North Devon Golf Club.

The nearby port town of Bideford, just a short drive away, offers a wider range of shopping, schooling, and leisure facilities, with excellent road links via the A39 connecting to Barnstaple, Bude, and the wider North Devon area. Combining coastal charm with everyday convenience, Westward Ho! remains one of North Devon's most sought-after seaside locations.

## Lounge

## Bedroom One

## Bedroom Two

## Shower Room

## Dining Room

## Kitchen

## Utility

## Outside

To the front of the property is a driveway providing off-road parking, leading to the attached garage, offering additional parking or useful storage space. To the rear, there is a private, enclosed courtyard garden, creating a low-maintenance outdoor space ideal for relaxing, enjoying a morning coffee, or al fresco dining.

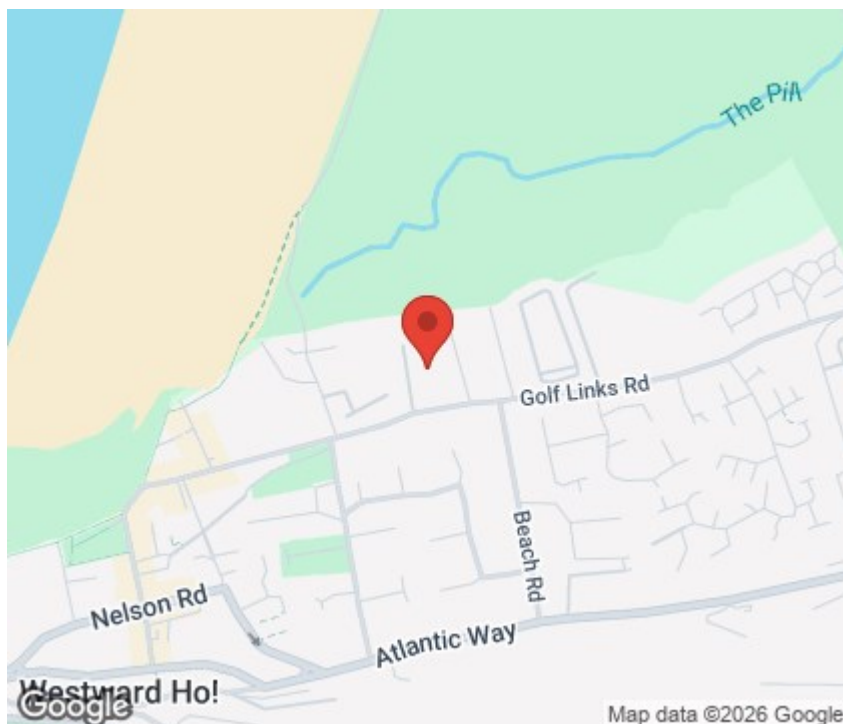
## Services

All mains services connected, gas fired central heating.



## 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.



## Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		71	
(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	

