



11 Dudley Way
Westward Ho! Bideford, Devon EX39 1XD

Price Guide £279,950

HARDING & CO
ESTATE AGENTS & VALUERS

A spacious detached 2 bedroom (1 en-suite) bungalow in a lovely quiet residential location, which as you approach enjoys lovely views at the end of the cul de sac over the ocean. There are neat front and rear gardens and a garage together with ample driveway parking. The accommodation comprises Entrance Hall, Lounge/Dining Room, Kitchen, 2 double bedrooms, 2 bath/shower rooms (1 en-suite).

Westward Ho! is a popular seaside resort famous for its pebble ridge and long promenade, along with approximately three miles of lovely sandy beach. Behind the pebble ridge lays Northam Burrows Country Park, and The Royal North Devon Golf Club. Local amenities in the centre of Westward Ho! offer a good range of shopping facilities, restaurants, cafés and public houses.



Entrance Porch

Part glazed door to:

Entrance Hall

Radiator. Hatch to loft space. Loft ladder and light. Built in double airing cupboard with pre-lagged hot water cylinder and slatted drying shelf.

Kitchen

3.35m x 2.54m (11' x 8'4")

Fitted with an excellent range of light wood coloured units comprising base and wall storage units. Rolled edge work surfaces. Dishwasher. Space and plumbing for washing machine. Recess for cooker. Part tiled walls. Extractor canopy above. Space for tall fridge freezer.

Lounge/Dining Room

6.85m x 3.10m (22'6" x 11'2")

A good size room with sea glimpses. Two radiators. Coving.

Bathroom

White suite comprising panelled bath with Triton shower over. Pedestal wash hand basin. Low flush WC. Tiled walls. Shaver socket. Window to side. Extractor fan. Radiator.

Bedroom 1

3.66m x 3.15m (12' x 10'4")

Range of bedroom furniture incorporating wardrobe cupboards, bedside cabinets and shelving with bed recess. Further triple wardrobe cupboard on the opposite wall. Radiator. Double casement doors opening to rear patio. Door to:

En-Suite Shower Room

White suite of pedestal wash hand basin. Low flush WC. Enclosed shower cubicle. Tiled walls. Shaver point. Radiator. Extractor fan.

Bedroom 2

3.15m x 3.14m (10'4" x 10'4")

Radiator.

Outside

The front of the property is approached over a long tarmacadam drive allowing parking for several vehicles. There is a paved patio to the front where one can enjoy fabulous views of the ocean and a very neat area of grass bordered by a low hedge. Outside water tap and side gate to rear garden.

Garage

5.15m x 2.81m (16'9" x 9'2")

Up and over door. Light and power. Loft storage space.

Rear Garden

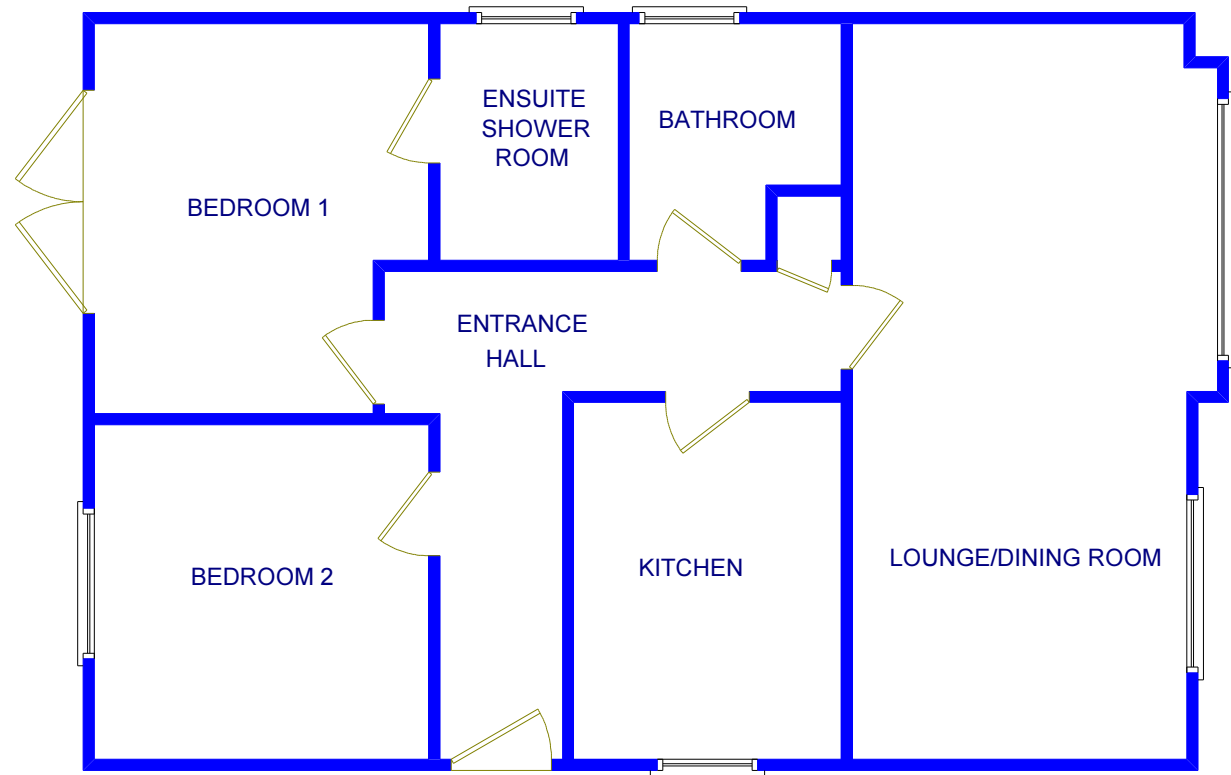
Large patio area. Neat area of lawn with flower borders. Further patio area behind the garage and raised area with timber garden shed. The garden as a whole is not overlooked. Very private and enclosed by neat hedge and fencing. Outside lighting.

Services: All mains services connected. Gas fired central heating. UPVc double glazing.

Energy Performance Certificate: TBC

Council Tax Banding: C

Directions: From Bideford Quay proceed along Kingsley Road to Heywood roundabout, take the first exit (A39) signposted towards Bude, follow the road for approximately half a mile then turn right for Westward Ho!, follow the road for approximately 2 miles, upon entering Westward Ho!, turn left at the top of the hill into Cornborough Road, then turn 2nd right into Armada Way, proceed along this road and take the 2nd turning on the right into Dudley Way, follow the road round and the property can be found on the left hand side.



NOT TO SCALE
COPYRIGHT HARDING & CO 2017

Bridgeland House, Bridgeland Street,
Bideford, Devon EX39 2PZ

t: 01237 476544

f: 01237 422722

e: bideford@hardingresidential.com

www.hardingresidential.com



rightmove.co.uk
The UK's number one property website



