



Admiral's Lodge Price Guide £375,000
26 Atlantic Way, Westward Ho!, Bideford, Devon EX39 1JD

HARDING & CO
ESTATE AGENTS & VALUERS

A spacious Victorian property with an attractive façade which has just undergone complete renovation and enjoys lovely sea views from the front facing rooms. Admiral's Lodge is a 3/4 bedroom (1 en-suite) terraced house with an interesting period exterior blended with an up to date new interior with high ceilings. The accommodation includes a large 2nd floor master suite featuring two Velux windows from which to enjoy the stunning sea views at the front. Hall, ground floor living room and fully fitted kitchen, 1st floor sitting room/bed 4, further bedroom and bathroom, 2 further bedrooms and en-suite on the 2nd floor. Gas central heating, double glazing, parking to the front, front and rear terraced gardens, which would be a great vantage point for a summerhouse and or a hot tub to enjoy the sea views.

Westward Ho! village is within a short stroll and 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

Tiled floor. Radiator. Further glazed door to

Entrance Hall

Radiator. Stairs rising to First Floor. Low storage cupboard. Double doors open to:

Large Open Plan Kitchen/Dining/Family Room comprising:-

Living/Dining Room

17'7" x 12'2" (5.36m x 3.72m)

A light and spacious reception area with bay window to the front enjoying sea views, original fireplace, high ceiling with inset downlighters, 2 radiators, stripped timber flooring. Opening to:-

Kitchen

10'10" x 9'2" (3.32m x 2.82m)

Fitted with an excellent range of gloss white units with stainless steel handles and worktops over. Stainless steel 1½ bowl sink unit with mixer tap. Wall and base storage units. Integrated oven, hob, backplate and extractor canopy. Built-in dishwasher. Space for further appliances. Understairs storage cupboard. Door to outside.

First Floor Landing

Radiator. Secondary staircase rising to Second Floor.

Family Bathroom

White suite of pedestal wash hand basin. Low flush WC. Whirlpool panelled bath. Large shower cubicle with glazed screen. Shower board walls. Chrome heated towel ladder. Tiled splashbacks.

Bedroom 2

9'6" x 9'2" (2.89m x 2.81m)

Radiator. Large walk in wardrobe cupboard.

First Floor Living Room/Potential Bed 4

18'2" x 13'4" (5.53m x 4.07m)

Magnificent room with two windows enjoying lovely far reaching sea views towards Saunton in the distance. Two radiators. Walk in storage cupboard. Inset ceiling downlighters.

Second Floor

Radiator.

Bedroom 3

10'11 x 8'11" (3.34m x 2.72m)

Radiator. Inset ceiling downlighters. Side window with views towards Appledore.

Master Bedroom

15'8" x 13'8" (4.78m x 4.18m)

A spacious irregular shaped room with two Velux windows. Built in storage cupboard housing Valiant combi boiler. Large lit recess suitable for wardrobe recess. TV point. Door to:

En-Suite Shower Room

White suite of pedestal wash hand basin with mixer tap. Low flush WC. Large shower cubicle with Aqua board. Glazed screen. Chrome heated towel rail. Extractor fan. Window to the rear.

Outside

Pathway to the rear gives access to a four-tiered garden which is level on each tier and as you go to the top of the garden there are spectacular views again towards the sea and Saunton in the distance. To the front there is an attractive front garden with wrought iron balustrading. Laid to lawn. Patio area. Parking space for one vehicle.

Services: All mains services connected.

Energy Performance Certificate: C

Council Tax Banding: TBC

Directions: From Bideford proceed towards Northam until reaching the Heywood Roundabout and take the second exit following signs to Westward Ho! and Northam. Continue along this road passing the Durrant House Hotel on the right hand side. Continue into Westward Ho! and No. 26 can be found on the left hand side after the right hand turning to Beach Road.





These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

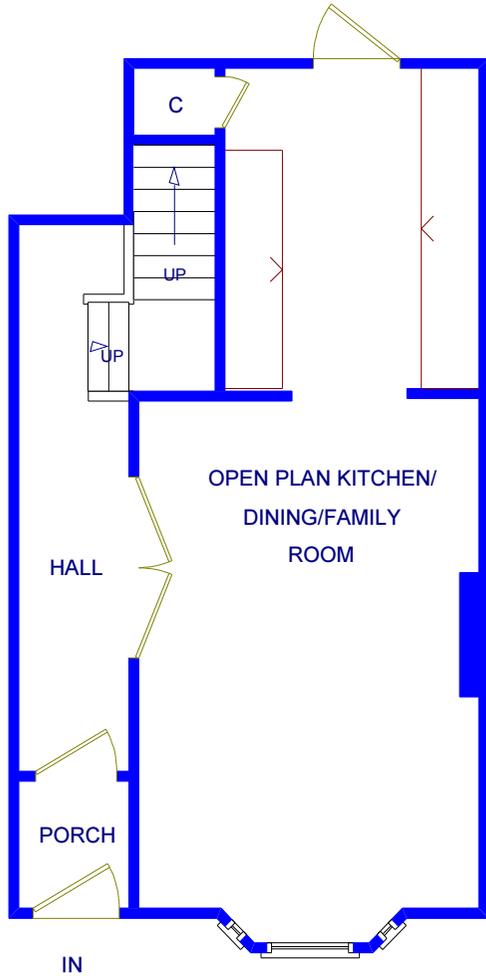


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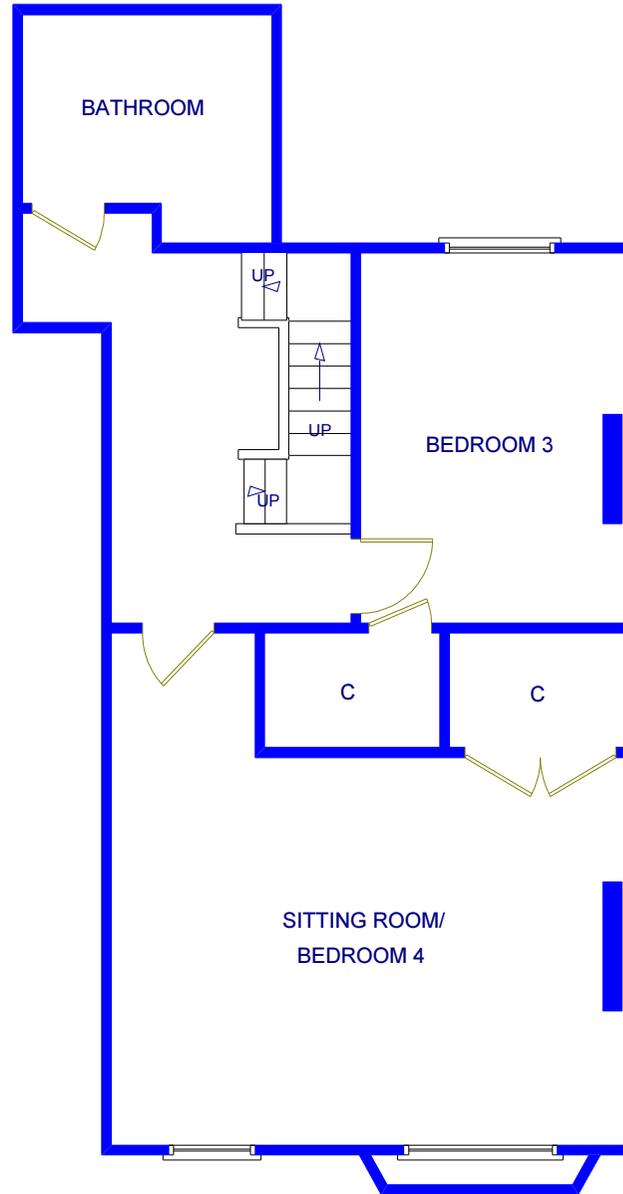


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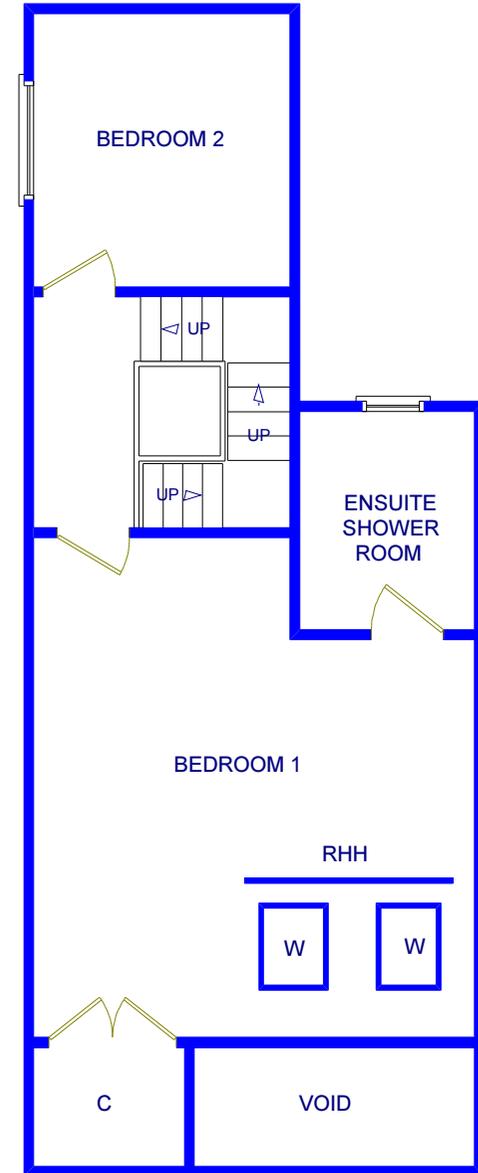
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GROUND FLOOR
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FIRST FLOOR
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SECOND FLOOR
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