



28 Armada Way
Westward Ho! Devon EX39 1XB

Price Guide £359,950

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A large detached 3 bed (1 en-suite) bungalow off a quiet cul de sac in a popular area, on the outskirts of Westward Ho! village. This property is very well presented throughout and has the added advantage of a large conservatory to the rear overlooking the private sunny garden and a recently re-fitted high spec shower room.

Hall, lounge with modern wood burner, dining room, kitchen, conservatory, 2 shower rooms, gas CH, uPVC DG, lovely gardens and double garage.

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. A regular bus service runs to the port and market town of Bideford (approx. 2 miles) where a wide range of shopping, banking and recreational facilities can be found. The A39 North Devon Link Road provides access to the regional centre of Barnstaple and beyond to the national motorway network.



Entrance Hall

Built in airing cupboard. Radiator.

Lounge

15'3" x 13'6" (4.65m x 4.11m)

A bright well shaped room with modern wood burning stove on slate hearth. Bay window to the front. Radiator. TV point. Arch opening to:

Dining Room

9'4" x 8'7" (2.84m x 2.62m)

Radiator. Double doors opening to Conservatory. Arch opens to:

Kitchen

13' x 9'3" (3.96m x 2.82m)

Fitted with a modern range of oak fronted units with base and wall storage cupboards. Rolled edge worksurfaces. Stainless steel sink unit. Gas hob with extractor over. Built in oven. Space and plumbing for washing machine and dishwasher. Plenty of additional appliance space. Part tiled walls. Door to:

Conservatory

20' x 8' (6.10m x 2.44m)

A good size conservatory with double doors opening to the garden. Constructed of UPVC under a polycarbonate roof.

Bedroom 1

12'9" x 11'9" (3.89m x 3.58m)

Fitted with two double wardrobe cupboards with mirror fronts. Radiator. Door to:

En-Suite Shower Room

White suite of corner entry shower cubicle. Pedestal wash hand basin. low flush w.c. part tiled walls. Radiator. Shaver point.

Bedroom 2

14'4" x 8'2" (4.37m x 2.49m)

Radiator. Triple wardrobe cupboard with mirrored doors.

Bedroom 3

11' x 9' (3.35m x 2.74m)

Radiator. Double wardrobe cupboard with sliding doors.

Shower Room

Refitted with a luxury suite comprising corner entry shower with glass tiling. Low flush w.c. wall hung hand wash basin with mixer tap. Chrome heated towel ladder.

Outside

The front garden is open plan with grass and Mediterranean plants. There is a driveway to the side of the property allowing parking for at least four vehicles leading to the Double Garage.

Double Garage

18' x 18' (5.49m x 5.49m)

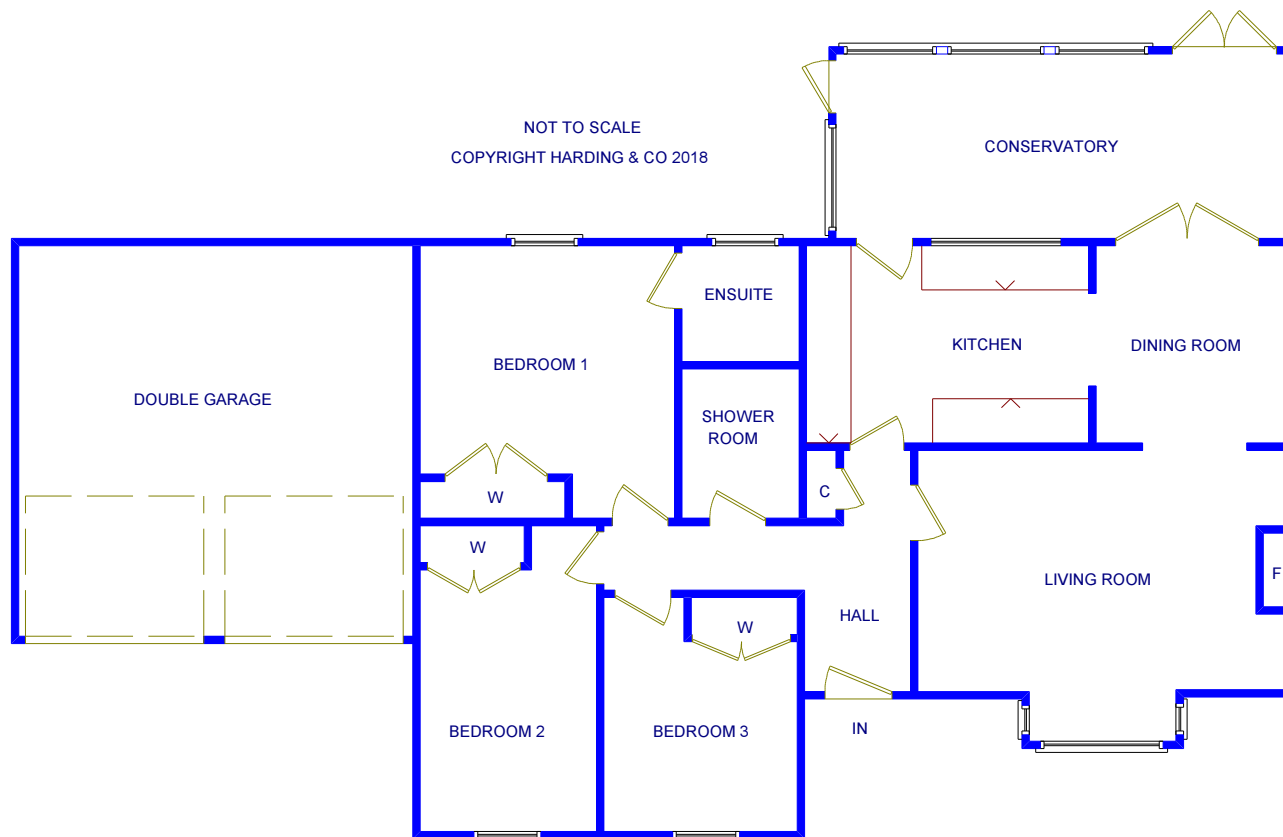
Twin up and over doors. Light and power. Personal door through to garden.

Side gate opens to the sunny rear garden which has a south west aspect. Patio directly the conservatory, lovely deck area at the far corner. Timber garden shed and summer house. Laid to grass with mature shrub and flower beds. Well enclosed by high panelled fencing and very private.

Services: All mains serviced connected. Gas fired central heating. UPVC double glazing.

Energy Performance Certificate: C
Council Tax Banding: E

Directions From Bideford proceed to the Heywood roundabout and go straight over towards Northam. After approx a mile take the second left turning into Bay View Road. Proceed to the end of Bay View Road until you get to a junction. Go straight across into Cornborough Road. The entrance to Armada Way will be found after a short distance, the third turning on the right. As you enter the cul-de-sac follow the road and No.28 will be found towards the end on the right.



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