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7 Tors View

Westward Ho!, Bideford, EX39 1XJ

Well presented detached three bedroom bungalow located in quiet, favoured residential location in Westward Ho!

Westward Ho! 1 mile, Bideford 2 miles, Barnstaple 10 miles

• Detached Bungalow • Popular Location • Living Room • Kitchen/Dining Room • Three Bedrooms • En-suite and Bathroom • Off Street Parking • Double Garage • No Onward Chain •

Guide price £350,000

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SITUATION

7 Tors view is situated in an elevated position only a mile away from the coastal town of Westward Ho!. The close by three mile long safe and sandy beach adjoins the Northam Burrows Country Park and the Royal North Devon Golf Club, which is reputed to be the oldest links course in England. In addition Westward Ho! offers an excellent range of amenities including Post Office, newsagents, two small supermarkets, pubs and restaurants. The port and market town of Bideford sits on the banks of the River Torridge and offers a wide range of amenities including various shops, banks, butchers, bakeries, cafes, places of worship, schooling for all ages (public and private) and five supermarkets. Atlantic Village shopping outlet and retail complex is also nearby and offers a range of popular brands such as M&S, GAP and Starbucks to name a few.

There is also access to the Tarka Trail which affords superb walks or cycle rides that extend beyond Torrington and Barnstaple. The regional centre of Barnstaple is approximately 9.8 miles away and offers all the area's main business, shopping and commercial venues. There are also good transport opportunities via the A361 link road, which connects to the motorway network at junction 27 of the M5 or via rail and the Tarka Line.

DESCRIPTION

An opportunity to acquire this detached modern bungalow, located in this sought after residential location is within walking distance of the popular sea side town of Westward Ho!. The property is well-presented throughout and is an ideal retirement property or second home. The accommodation is spacious, light and airy with a separate living room, kitchen/dining room, three bedrooms, the master bedroom has an en-suite and built in wardrobes. Externally, there are private manageable gardens to rear plentiful off-street parking and double garage.

We have no hesitation in recommending a full internal inspection to fully appreciate this superb property. The accommodation, with approximate dimensions, is more clearly identified on the accompanying floorplan, but comprises;

ACCOMMODATION

A covered entrance porch with a double glazed front door and matching side glazed windows into the hallway, which has a coved ceiling, access to the loft space and radiators. The living room has a coved ceiling, double glazed patio doors leading out to the rear garden, double glazed window to the rear and radiator. The kitchen/dining room has enough room for a table and chairs with the kitchen comprising



matching wall and floor units, under cabinet lighting, 1½ bowl sink and drainer with tiled splash backs. There is an integrated dishwasher, washing machine, fridge freezer, double oven with gas hob and extractor hood over. There is also a double glazed window to the front and a radiator.

The master bedroom has a double glazed window to the rear, a range of built in wardrobes, coved ceiling and a door to the en-suite. The en-suite has a corner shower cubicle with a mixer shower over, tiled surround, low level WC and pedestal wash hand basin. There is also an extractor fan, obscure double glazed window to the side, chrome heated towel rail and part tiled walls. The further bedrooms also have double glazed windows, coved ceilings and a radiator. The family bathroom is a modern white suite comprising bath with mixer tap over, mixer shower over, pedestal wash hand basin, low level WC, fully tiled walls, obscure window to rear and chrome heated towel rail.

From the hallway, there is a door into an integral double garage with a double glazed door to the side of the property, electric roller door and a wall mounted boiler, providing heating and hot water for the property.

OUTSIDE

The front of the property is enclosed by a low stone wall and a pair of wrought iron gates onto an extensive block paved parking area for several vehicles, caravan or boat. To both sides of the property there is a pathway to the rear. The rear garden is mainly laid to lawn with a decked seating area and sea view glimpses.

DIRECTIONS

From Bideford Quay with the River Torridge on your right hand side proceed towards Northam passing Morrisons supermarket on your right and Rydons Garage on your left. Upon reaching the Heywood Road roundabout turn left signposted towards Bude on the A39. Continue along this road taking the first right signposted the B3236 Westward Ho! Proceed along this road taking the fifth turning on the left into Cornborough Road. Continue along this road taking the a right hand turning into Gainsborough Drive and take the second left hand turning into Tors View, where the property can be found on the right hand side.

SERVICES

All mains services.

LOCAL AUTHORITY

Torridge District Council.



Approximate Gross Internal Area = 116 sq m / 1249 sq ft
(Including Double Garage)

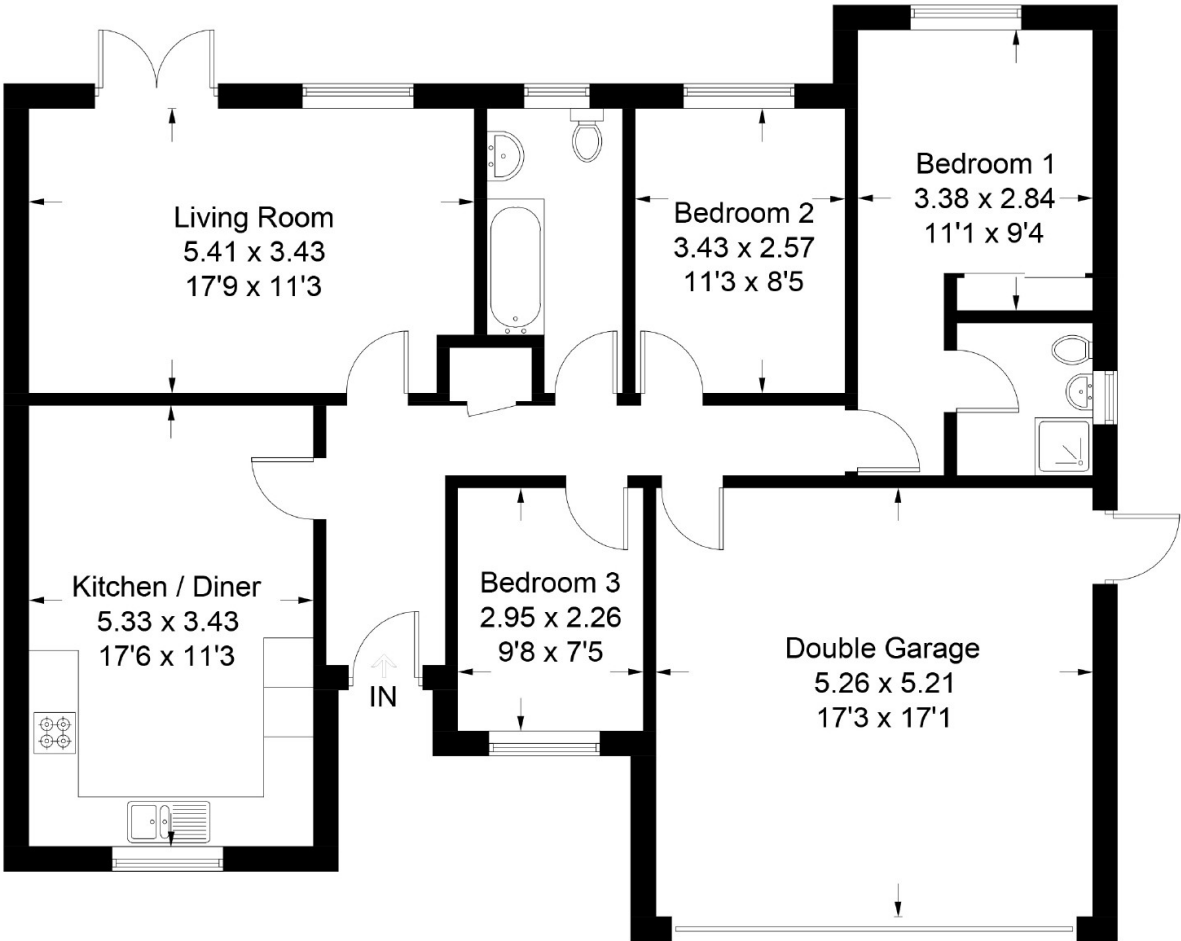


Illustration for identification purposes only, measurements are approximate,
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	