



17 Eastbourne Terrace
Westward Ho!, Bideford, Devon EX39 1HG

Guide £595,000

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ESTATE AGENTS & VALUERS

A superbly presented 4 bedroom Victorian end-terraced house in a quiet no through road, close to the sea, beach and burrows, with beautiful views over the sea and burrows from the upper floors. The ground floor accommodation offers a open-plan kitchen/diner with living room and utility room with access to a rear courtyard. On the first floor there is a fine sitting room with bay window, a generous bedroom and a shower room and on the second floor 2 more double bedrooms (both with lovely outlooks) and a large bathroom. Two parking spaces and a well designed garden to the front.

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.



Accommodation

Ground Floor

Living Room

16'7 (5.05m) x 13'7 (4.14m)

Kitchen / Breakfast Room

13'6 (4.11m) x 10'7 (3.23m)

Cloakroom/Utility

First Floor

Sitting Room

16'7 (5.05m) x 10'10 (3.30m)

Bedroom 3

13'9 (4.19m) x 11'0 (3.35m)

Bedroom 4

11'6 (3.51m) x 6'7 (2.01m)

Shower Room

Second Floor

Bedroom 1

14'7 (4.45m) x 10'10 (3.30m)

Bedroom 2

14'1 (4.29m) x 11'3 (3.43m)

Bathroom

10'4 (3.15m) x 6'6 (1.98)

Outside

To the front of the property is a gravel parking area for 2 vehicles with a gate giving access to the enclosed front garden which is laid to gravel with a lovely raised decking area which attracts the sun. The garden as a whole is private, well enclosed and has a variety of mature shrubs and trees.

To the rear of the house is a rear courtyard garden and rear access gate to a pathway running along the rear.

Energy Performance Rating: D

Council Tax Band: C

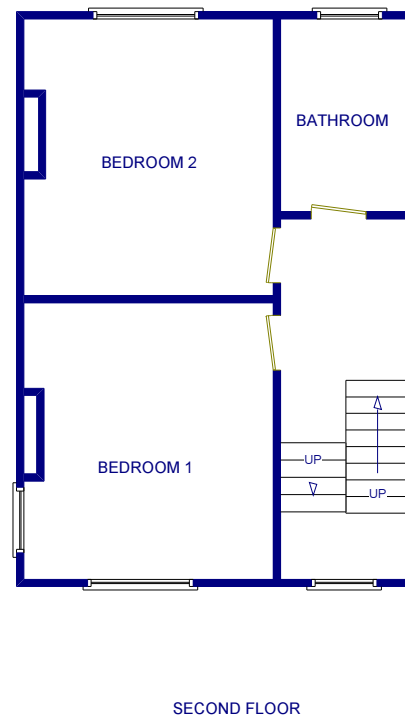
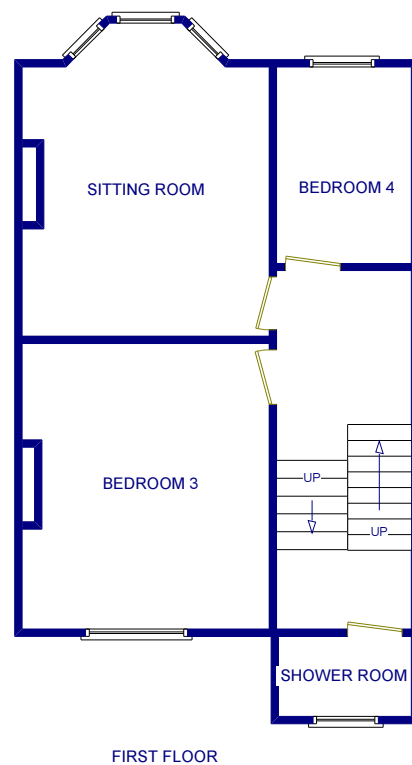
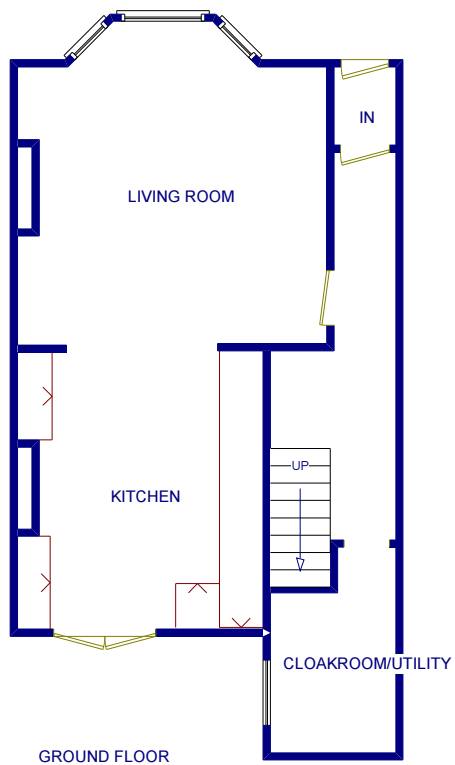
Services

All main services are connected. Gas central heating, double glazing.

Directions

From Bideford Quay proceed along Kingsley Road, continue over the Heywood Road roundabout signposted Westward Ho! drive down the hill into Atlantic Way, take the 2nd right into Beach Road, at the T junction turn right into Golf Links Road, then immediately first left into Eastbourne Terrace. No 17 can be found near the end of the road on the left hand side.





This floorplan is for identification purposes only and is not to scale
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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

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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