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**COURTLANDS, COLLEGE CLOSE, WESTWARD HO!, BIDEFORD. EX39 1BL  
- GUIDE £540,000**

Courtlands is an impressive four/five double bedroom coastal home offering flexible living accommodation with three bath/shower rooms, including one master en-suite. The property optimises modern family living with a large open plan living/dining/kitchen room, wrap around garden and south facing lawn. Situated in a quiet cul-de-sac at the top of Westward Ho! with very easy access to the coast, countryside and local amenities. **NO ONWARD CHAIN.**



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Within easy reach of Westward Ho! beach, bars, restaurants, shops, post office counter, village amenities, tennis courts and North Devon Golf Club. Countryside and coastal walks 'on the doorstep'. Two main towns of Bideford & Barnstaple (3 and 10 miles respectively). Nearby Northam includes doctor and dental surgeries (1.5 miles). Tiverton Parkway Train Station (46 miles) direct links to London Paddington in 2hrs 15mins. Devon's capital city is Exeter (45 miles) with Airport (60 miles). Nearest Infant & nursery school: St George's (1.8miles) Junior school: St Margarets (1.7miles) State School: St Helens (1.7miles) Independent school: Kingsley School Devon (2 miles).

**SERVICES:** All mains services. Gas fired central heating with gas combination boiler. UPVC double glazed windows and external doors.

**COUNCIL TAX BAND:** E.

**TENURE:** Freehold.

**DIRECTIONS TO FIND:** From Bideford Quay proceed to Heywood Road roundabout. Take the 2nd exit straight across signposted Westward Ho! and Northam. Continue along this road for approximately 1 mile before taking the second turning on the left into Bay View Road. Continue on this road for approximately a further mile before turning left into College Close. Courtlands is situated at the beginning of College Close on your right-hand side.

The accommodation is at present arranged to provide (all measurements are approximate):-

Covered entrance with tiled flooring: Composite UPVC double glazed door into:

#### GROUND FLOOR

**HALLWAY:** Wood flooring with radiator, cloaks and footwear cupboard. Under stairs storage.

**OPEN PLAN LIVING/DINING/KITCHEN:** 9.40m x 4.24m Fantastic spacious and light room with lounge area, having fitted carpet and two radiators. uPVC double glazed French doors into the conservatory. **KITCHEN:** Working surface incorporating textured one and a half bowl sink unit, five ring gas hob with extractor above and glass splashback. Integrated fridge freezer and dishwasher. Eyelevel oven and microwave with warming drawer below. Cupboards and drawers with matching wall units, space and plumbing for washing machine and tumble dryer. Laminate flooring and UPVC doors into the rear garden. Underfloor heating. **CONSERVATORY:** 2.64m x 1.91m Tiled flooring with French doors into the rear garden.

**BEDROOM FOUR:** (3.42m x 3.16m) Built in wardrobe, fitted carpet and radiator.

**SHOWER ROOM:** Spacious shower cubicle with power shower and fitted splash boarding. Wash basin WC and radiator. Tiled floor and walls. Extractor fan.

#### FIRST FLOOR

**STAIRS AND FIRST FLOOR LANDING:** Fitted carpet and airing cupboard housing hot water tank.

**MASTER BEDROOM ONE:** 3.42m x 3.07m Fitted wardrobes, fitted carpet and radiator. EN-SUITE: Low level dual flush WC wash basin and large walk-in shower with splash boarding fitted. Extractor fan and chrome ladder style radiator. Extensive wall tiling and laminate flooring.

**BEDROOM TWO:** 4.26m x 3.63m Dual aspect room with fitted carpet and radiator.

**LIVING ROOM/BEDROOM FIVE:** 5.91m x 4.27m Fitted electric fire with fitted carpet and radiator.

**BEDROOM THREE:** 3.6m x 3.04m Fitted carpet and radiator.

**SHOWER ROOM:** Shower cubicle with shower and fitted splash boarding. Fitted wash basin and WC. Extractor fan and chrome ladder style radiator. Laminate floor and tiled walls.

**OUTSIDE:** To the front of the property is a brick paved driveway with ample parking for at least 3/4 cars (including space for a motorhome) this leads to the integrated **GARAGE** 5.2m x 4.17m having an up and over door power, light with a wall mounted Worcester boiler fitted. A pedestrian double glazed door leads into the side garden being a fantastic sunny level lawn area, fully enclosed with high hedges, attractive trees and mature bushes. An open archway leads to a rear patio being a fantastic BBQ space including a hidden veggie plot area with greenhouse and shed. The plot wraps around the whole property with numerous private seating positions to enjoy.



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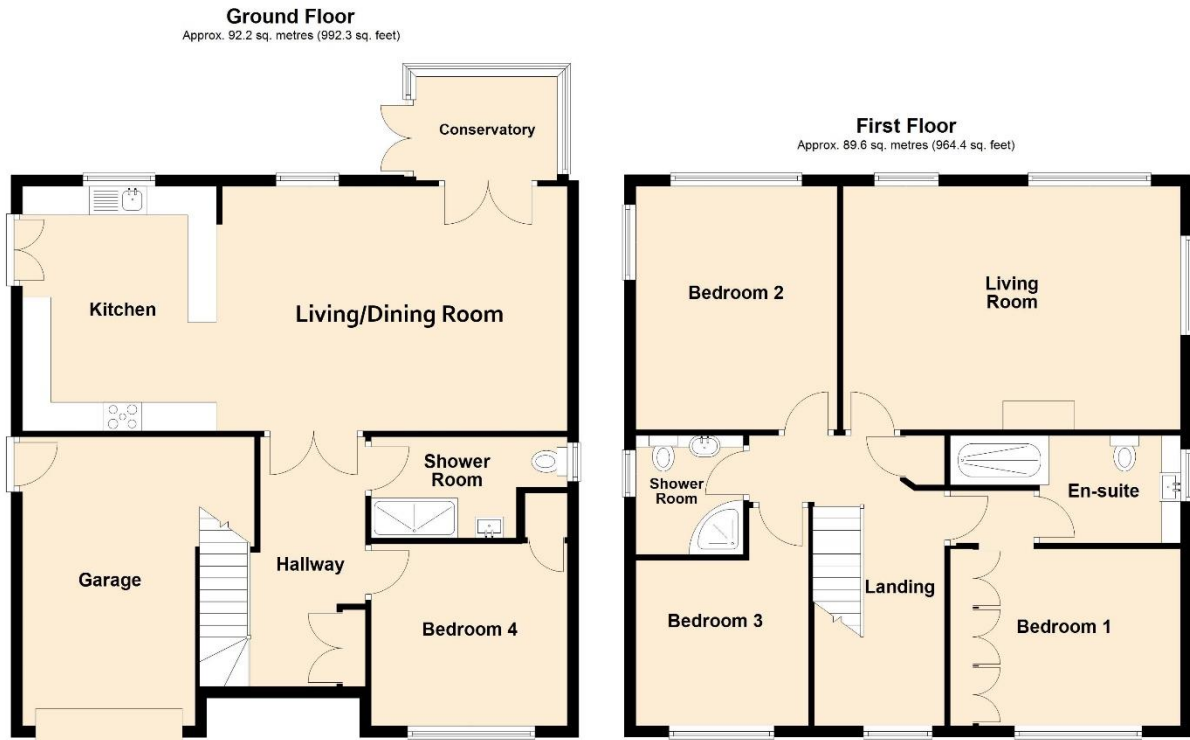
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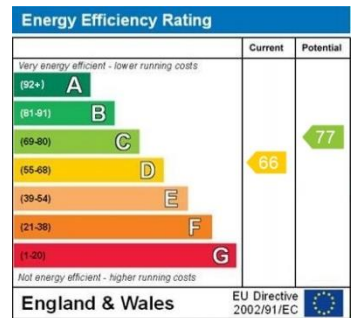
Total area: approx. 181.8 sq. metres (1956.7 sq. feet)

## FOR IDENTIFICATION ONLY NOT TO SCALE

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The accuracy of these particulars is not guaranteed nor do they form part of the Contract. Applicants should verify details by personal examination and enquiry.

**ANTI MONEY LAUNDERING REGULATIONS** - It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your co-operation in this matter to ensure there is no unnecessary delay in agreeing your purchase, subject to contract. We will inform you of the process once your offer has been accepted subject to contract.



Chartered Valuation Surveyors, Estate Agents and Auctioneers. Est. 1982

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