



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

1 Pebble Close  
Westward Ho  
Bideford  
Devon  
EX39 1FD

**Asking Price: £390,000 Freehold**



Changing Lifestyles

01237 479 999  
[bideford@bopproperty.com](mailto:bideford@bopproperty.com)

1 Pebble Close, Westward Ho, Bideford, Devon, EX39 1FD

## A BEAUTIFULLY UPDATED DETACHED BUNGALOW SET IN A QUIET CUL-DE-SAC



- 3 Bedrooms (1 En-suite)
- Spacious Living / Dining Room
- Conservatory enjoying views over garden
- Newly fitted modern Kitchen & Shower Rooms
- Enclosed courtyard style garden with large summerhouse
- Garage & driveway parking for 2 vehicles
- Quiet cul-de-sac location - just a short walk from the beach, village shops, cafés, restaurants & the Royal North Devon Golf Course



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## Overview

Situated quietly within a sought after cul-de-sac in the ever-popular coastal village of Westward Ho!, and just a short walk from the beach, village shops, cafés, restaurants and the Royal North Devon Golf Course, this beautifully presented 3 Bedroom detached bungalow offers a superb blend of location, comfort and contemporary living.

The property has been comprehensively updated by the current owners and now provides light, stylish and very flexible accommodation further enhanced by the recent addition of a Conservatory that extends the living space and creates a wonderful connection with the rear garden.

At the heart of the home is a spacious Living / Dining Room with patio doors opening into the Conservatory, where views can be enjoyed over the fully enclosed courtyard style garden, making it a perfect spot for relaxing, entertaining or simply enjoying the outlook in all seasons. The Kitchen has been newly fitted and features a modern range of base and wall units, a built-in electric hob with extractor, an integrated fridge / freezer and dishwasher, space and plumbing for a washing machine, and a side door providing useful external access.

There are 3 Bedrooms (the main bedroom being a generous double and benefiting from mirror-fronted built-in wardrobes and a smart En-suite Shower Room) while the second bedroom is also a comfortable double and the third offers an ideal space for a home office or guest room. A modern Shower Room serves the remaining bedrooms, finished with a large shower enclosure, a WC and wash hand basin.

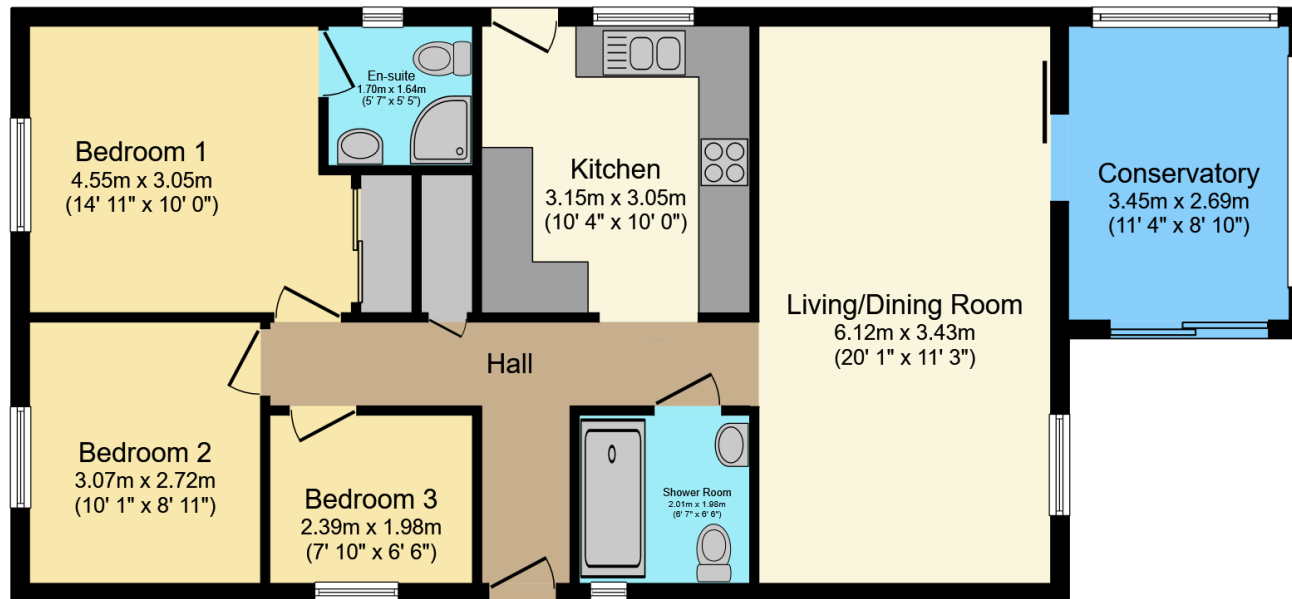
Throughout the bungalow, newly laid wood-effect luxury vinyl flooring adds to the clean, contemporary feel and creates a cohesive flow from room to room.

Outside, the rear garden is fully enclosed and designed in a low-maintenance courtyard style complemented by a substantial timber summerhouse that would work equally well as a home office, studio or workshop. To the front, a brick-paved driveway provides off-road parking for 2 vehicles and leads to the Garage which has both power and lighting connected and an electric door.

Offering modernised, easy-to-manage accommodation in one of North Devon's most desirable coastal locations, this is a particularly exciting opportunity for anyone seeking a high quality bungalow close to the sea and an early viewing is highly recommended.

### Council Tax Band

D - Torridge District Council



Floor Plan

Floor area 88.0 sq.m. (948 sq.ft.)

Total floor area: 88.0 sq.m. (948 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





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## Area Information

Westward Ho! is a village, lying north of Bideford and west of Appledore. There are many country walks around the village and the outlying areas, including the popular Northam Burrows, Appledore Quay and the nearby Westward Ho! Beach. Originally called Bideford Quay, it was named Westward Ho! after Charles Kingsley's book of the same name. Nowadays, it's a bold mix of the old and the modern. It's a popular spot with families that return year on year. Surfers and horse riders love the long sandy beach.

Local amenities include newsagents, mini supermarkets, take-aways and a post office. There's also a primary school, health and dental centre and a number of churches in the area. Northam also has a decent public swimming pool and gym too. You'll never be short of places to eat and drink with Appledore, Bideford and Abbotsham on your doorstep with their cornucopia of restaurants and pubs.

It's within short driving distance of the Atlantic Highway (A39) that is the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Bideford, Braunton, Croyde and Ilfracombe.

## Directions

From Bideford proceed towards Westward Ho! bypassing Northam Village and continue onto Atlantic Way. Take the fourth right hand turning onto Avon Lane. Take the first right hand turning into Pebble Close where number 1 will be located the first property on your left hand side with a numberplate clearly displayed.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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# We are here to help you find and buy your new home...

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Email: [bideford@bopproperty.com](mailto:bideford@bopproperty.com)

## Have a property to sell or let?

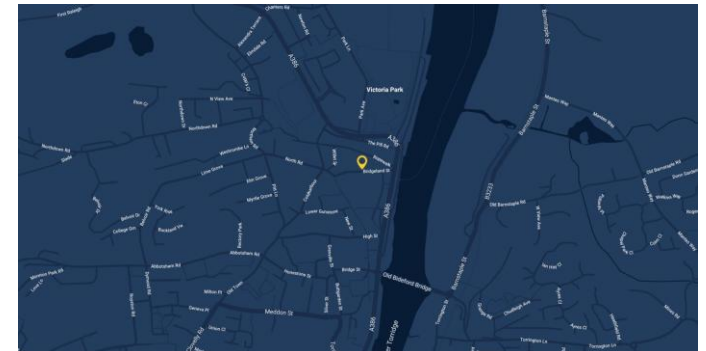
If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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mortgage advice.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             | 75 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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