



Bond
Oxborough
Phillips

Changing Lifestyles

20 The Fairways
Westward Ho
Bideford
Devon
EX39 1TQ

Asking Price: £265,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

20 The Fairways, Westward Ho, Bideford, Devon, EX39 1TQ

A WELL-PRESENTED DETACHED BUNGALOW WITH NO ONWARD CHAIN & CLOSE TO THE BEACH



- 2 Bedrooms

- Spacious Living Room with sliding patio doors opening to the Conservatory enjoying views over the rear garden
- Generously proportioned Kitchen
- Feature rear garden being fully enclosed & enjoying a high degree of privacy & a sunny aspect
- Popular cul-de-sac location
- Short, level walk to the beach & village
- Detached garage & driveway parking



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Situated in a popular cul-de-sac in the heart of Westward Ho!, just a short, level walk from the beach, village amenities and the renowned Royal North Devon Golf Club, this is a fantastic opportunity to acquire a well-presented 2 Bedroom detached bungalow offered to the market with no onward chain.

The property enjoys an attractive approach with a lawned frontage leading to the entrance, while a generous driveway provides off-road parking for up to 3 cars which is in addition to a Detached Garage with an electric up over door, lighting and power sockets.

Inside, the accommodation is well laid out and offers comfortable, light-filled living throughout. There are 2 good-sized Bedrooms, both overlooking the front of the property. The principal bedroom benefits from fitted wardrobes with mirrored sliding doors, while the second bedroom also includes useful wardrobe space. The spacious Living Room is a lovely rectangular room centred around a feature fireplace with an electric coal-effect fire, wooden surround and marble-effect inset and hearth. Sliding patio doors lead directly into the Conservatory, creating an additional reception space and providing pleasant views over the rear garden. The Shower Room is fitted with a large double shower enclosure, pedestal wash hand basin, close coupled WC and a frosted double glazed window for natural light and ventilation. The Kitchen is generously proportioned, accommodating a small dining table and fitted with a range of eye and base level units with matching drawers and work surfaces. There is a built-in electric oven with gas hob and extractor hood over, together with space and plumbing for a washing machine, space for a fridge / freezer and an additional undercounter freezer. Also located within the kitchen is the gas fired boiler, neatly positioned and providing the property's central heating and hot water.

Outside, the rear garden is undoubtedly one of the property's standout features. Fully enclosed by mature hedging, it enjoys a high degree of privacy along with a sunny aspect. A level lawn is complemented by a patio seating area, providing an ideal space for outdoor dining or relaxing. A pathway leads around the rear of the detached garage and gives convenient access to the driveway and parking area.

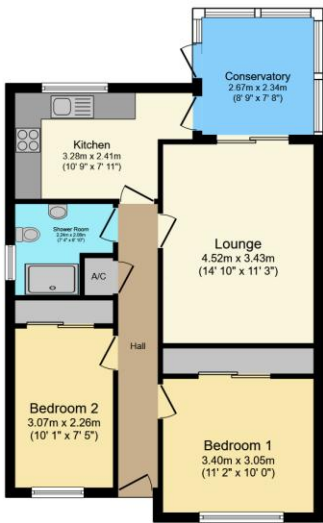
Offering detached accommodation in one of North Devon's most sought-after coastal villages, within easy walking distance of the beach and local amenities, this delightful bungalow is likely to appeal to a wide range of buyers, from those seeking a permanent home to purchasers looking for a peaceful coastal retreat. Early viewing is highly recommended.

Council Tax Band

C - Torridge District Council



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Floor Plan

Total floor area: 66.9 sq.m. (721 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.ie](#)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay proceed towards Northam bypassing the village and continue along Atlantic Way taking the third right hand turning onto Beach Road. At the junction of Golf Links Road, turn right and take the first right hand turning into Ridgeway Drive. The Fairways will be found the first turning on your right hand side.

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 & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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