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Changing Lifestyles

5 Ridgeway Court
Westward Ho
Bideford
Devon
EX39 1TP

Asking Price: £220,000

Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

5 Ridgeway Court, Westward Ho, Bideford, Devon, EX39 1TP

Coastal home with parking and South-facing garden



- 2 Bedroom semi-detached house
- Tucked-away Westward Ho! location
- Short stroll to beach and amenities
 - Generous Lounge / Diner
- Conservatory overlooking rear garden
- Main Bedroom with built-in wardrobe
- South-facing low-maintenance garden
 - Ample off-road parking



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Overview

Situated within a tucked-away yet highly convenient position in the ever-popular coastal village of Westward Ho!, this well-presented 2 Bedroom semi-detached house offers comfortable accommodation, ample off-road parking and a private enclosed rear garden, all within a short stroll of the village amenities and beach.

The property is neutrally presented throughout and offers a practical layout well suited to a range of buyers, whether as a main residence, coastal retreat or investment opportunity. The accommodation begins with an Entrance Hall, providing access into the main ground floor living areas.

The Kitchen is positioned to the front of the property and is fitted with a matching range of base and eye-level units, with work surfaces and appliance provision. To the rear, the Lounge / Diner forms a generous main reception room, offering plenty of space for both seating and dining furniture. A useful storage cupboard adds further practicality, while double doors open directly into the Conservatory.

The Conservatory provides a valuable additional reception space overlooking the rear garden and works well as a relaxed sitting area, dining space, playroom or home office, depending on requirements.

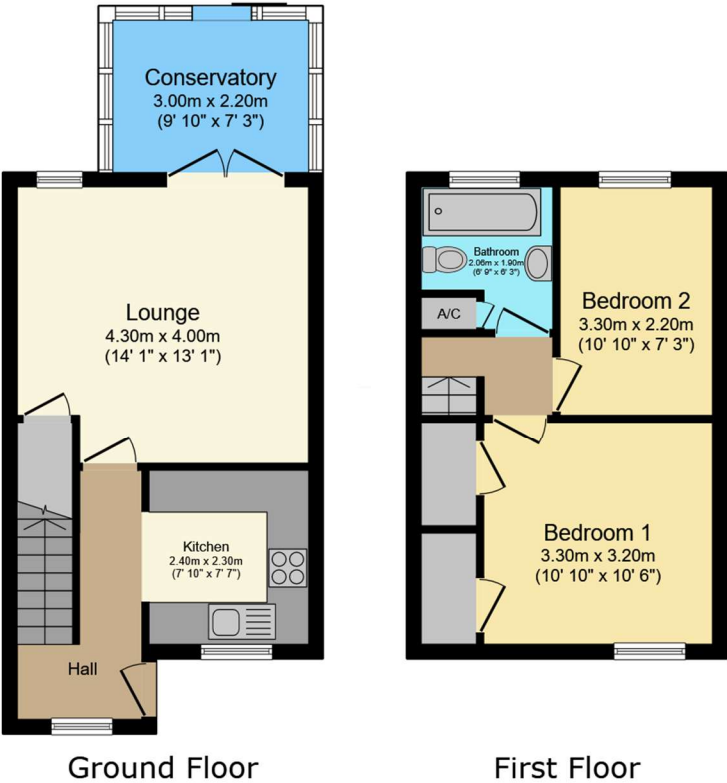
On the first floor are 2 Bedrooms. Bedroom 1 is a comfortable double room and benefits from a built-in wardrobe, while Bedroom 2 is positioned to the rear and offers flexibility as a smaller double bedroom, guest room, nursery or study. The Family Bathroom is fitted with a modern white suite comprising bath with shower over, WC and wash hand basin, with an airing cupboard also provided.

Outside, the front of the property includes a level lawned area with pathway to the front door. Side access leads through to the private South-facing enclosed rear garden, which has been arranged with low-maintenance use in mind, being primarily gravelled with a small artificial grass area. The property also benefits from ample off-road parking.

Ridgeway Court is ideally placed for those seeking easy access to Westward Ho!'s long sandy beach, village centre, local shops, cafés, restaurants, coastal walks and nearby Northam Burrows.

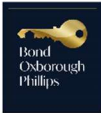
A smart and manageable coastal home in a popular location, offering parking, garden space and excellent everyday convenience.

Council Tax Band B - Torridge District Council



Total floor area: 67.3 sq.m. (725 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





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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 Quay proceed towards Northam bypassing the village and continue onto Atlantic Way. Take the right hand turning onto Beach Road. At the junction turn right and take the next right hand turning into Ridgeway Drive. Take the second left hand turning into Ridgeway Court.

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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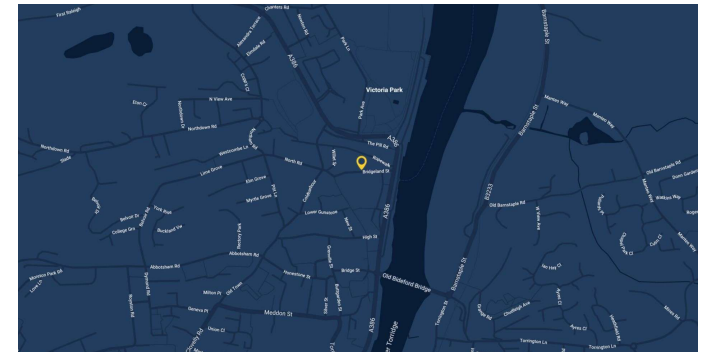
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