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Changing Lifestyles

40 Nelson Road
Westward Ho
Bideford
Devon
EX39 1LQ

Asking Price: £600,000
Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

40 Nelson Road, Westward Ho, Bideford, Devon, EX39 1LQ

Substantial coastal home with basement



- Substantial 5 Bedroom end-of-terrace home
 - Heart of Westward Ho! village location
- Approximately 2,869 sq ft of accommodation
 - Arranged over 4 floors including basement
 - 2 generous Lounge / Reception Rooms
- Spacious Kitchen / Breakfast Room with Utility
 - Principal Bedroom with En-suite facilities
 - Courtyard / driveway & detached garden



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Overview

Situated in the heart of Westward Ho!, just a short walk from the beach, village amenities, seafront and Northam Burrows, 40 Nelson Road is a substantial and highly individual end-of-terrace residence offering exceptionally spacious accommodation arranged over 4 floors, including extensive basement space.

Although forming part of an attractive period terrace, the property faces outward from the row and enjoys exposed elevations to 3 sides, giving it a more individual feel than a conventional terraced home. The attractive stone-fronted exterior, gated frontage and surrounding courtyard / driveway areas create a distinctive first impression, while the overall floor area extends to over 250 sqm.

The accommodation begins with an Entrance Hall leading into an impressive ground floor Lounge, a superbly proportioned reception room with bay window and excellent space for both sitting and dining furniture. Also on this level is a spacious Kitchen / Breakfast Room, fitted with a range of units, central island and breakfast seating, together with a generous Utility Room and ground floor WC.

On the first floor, there is a further large Lounge, again enjoying excellent proportions and a bay window, offering flexibility as a formal sitting room, family room or additional bedroom space if required. There are also 2 Bedrooms on this level, along with a Family Bathroom and separate WC.

The second floor provides 3 further Bedrooms, including a particularly spacious Principal Bedroom with En-suite facilities. A further Bathroom and separate WC serve the remaining rooms, making the layout well suited to larger families, guest accommodation or those needing flexible work-from-home space.

The basement level is a particularly useful feature, arranged as a series of rooms ideal for storage, hobbies, workshop use or general ancillary space.

Externally, the property benefits from courtyard / driveway areas wrapping around 3 of the exposed sides of the house, providing valuable outside space in such a central village position. In addition, there is an additional detached strip of lawned garden located separately, a little further along the terrace.

The property is connected to all mains services and benefits from mains gas central heating.

A rare opportunity to acquire a substantial and characterful coastal home in one of Westward Ho!'s most convenient village locations.

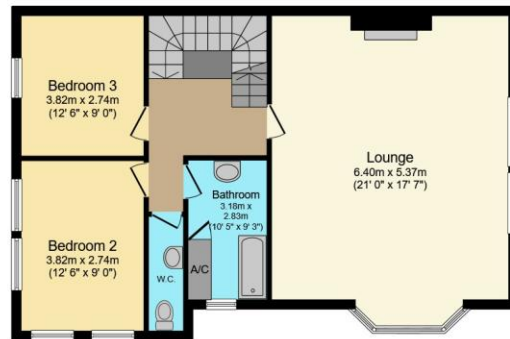
Council Tax Band D - Torridge District Council



Basement



Ground Floor



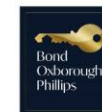
First Floor



Second Floor

Total floor area: 266.5 sq.m. (2,869 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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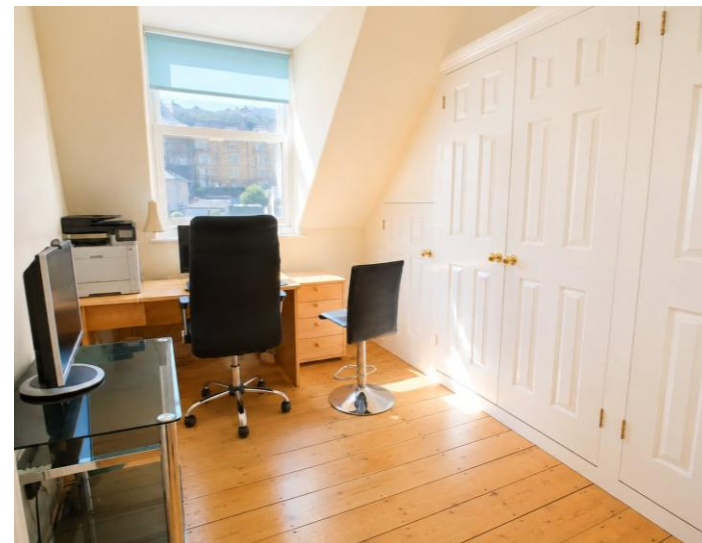
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Area Information

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. Upon entering the one-way system take the right hand turning onto Youngaton Road. At the junction with Nelson Road, turn right. 40 Nelson Road will be found at the end of the terrace on your right-hand side.

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Score	Energy rating	Current	Potential
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69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

