Bond Oxborough Phillips

Changing Lifestyles

11 The Fairways
Westward Ho
Bideford
Devon
EX39 1TQ

Guide Price: £375,000 Freehold







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

A DETACHED BUNGALOW WITH A SUNNY GARDEN & NO ONWARD CHAIN

- 2 ground floor double Bedrooms (1 En-suite Cloakroom) & spacious Attic Room with En-suite Shower Room
- Lounge / Dining Room with doors opening into the Conservatory
- Conservatory overlooking the sunny garden
- Tucked away in a corner of the cul-de-sac, within level walking distance of the beach & village shops
- Driveway parking & Single Garage
- Offering scope to update & personalise
- Close to the Northam Burrows Country Park & the Golf Club











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Enjoy coastal walks, village amenities and the space to make a home your own at this detached bungalow in Westward Ho! Set within a tucked-away corner of a cul-de-sac, the property combines generous living accommodation with an enclosed garden, Garage and driveway parking, all within level walking distance of the beach. Originally arranged with 3 ground floor Bedrooms, the bungalow currently offers 2 double Bedrooms and an enlarged L-shaped Lounge / Diner. The former third Bedroom is open to the living accommodation, providing scope to reinstate a separate Bedroom if preferred. An additional Attic Room with an adjoining Shower Room adds further space upstairs.

GROUND FLOOR ACCOMMODATION

An Entrance Porch opens into the Hallway, which serves the main accommodation. Both ground floor Bedrooms are doubles, with an en-suite Cloakroom adjoining the Principal Bedroom. A separate Shower Room is also accessed from the Hallway.

The L-shaped Lounge / Diner provides generous space for seating and a dining table. The former third Bedroom forms part of this accommodation; reinstating it would require alterations and reduce the existing living space.

Glazed doors open into the Conservatory, a pleasant place to sit overlooking the rear garden. The fitted Kitchen offers cupboard and worktop space, room for appliances and a door leading outside.

ADDITIONAL ATTIC SPACE

A steep, space-saving paddle staircase with alternating treads leads to the Attic Room. Velux windows provide glimpses across Northam Burrows towards the coastline while an adjoining Shower Room serves this upstairs space.

The Attic Room is described separately from the ground floor Bedrooms. Please refer to the Agents Note below for the information supplied by Torridge District Council.

GARDEN, GARAGE AND PARKING

The enclosed rear garden enjoys a sunny aspect and is predominantly laid with stone chippings complemented by established shrubs, trees and planting. There is room for outdoor seating, together with a garden store and gated side access.

The driveway provides parking for approximately 2–3 vehicles, depending on size, and leads to a Single Garage with an up-and-over door, power and lighting.

LIFE BY THE COAST

Westward Ho! beach, village shops and Northam Burrows are within level walking distance, with the Royal North Devon Golf Club nearby. Cafés, restaurants and coastal walks make this an appealing setting for those looking to enjoy life by the sea.

The property offers an opportunity to update and personalise, with gas central heating and double glazing already installed.

Agents Note

Torridge District Council's Building Control department has confirmed that application 1/1388/2006/DEXRG described as "Ensuite bathroom", was signed off on 18 August 2006.

The council advises that the inspecting officer is no longer employed by it, the records are historic (older than 15 years) and Building Control records are not open to the public. Its written response states:

"We would like to think that the building control officer would have noted the use of the room as a bedroom, and assume that they would check compliance with building regulations before signing off the regularisation of the en-suite at that point in time."

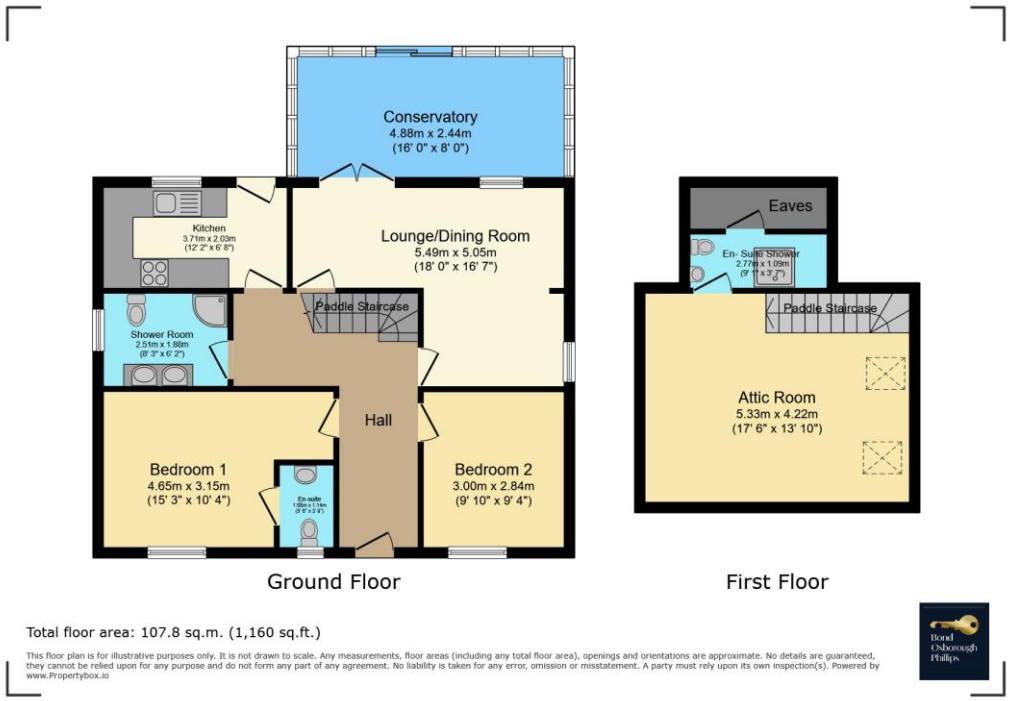
The confirmation relates specifically to the en-suite bathroom and does not expressly confirm approval of the entire attic conversion for bedroom use. The Attic Room is, therefore, excluded from the current bedroom count. Buyers should ask their solicitor and surveyor to review this information.

Council Tax Band

C - Torridge District Council

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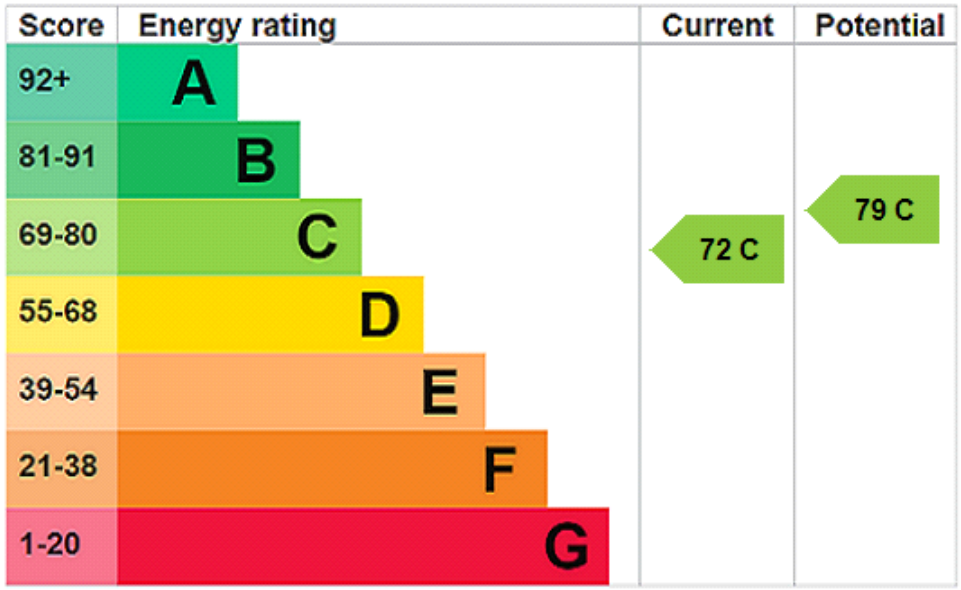
Directions

Directions to this property can be easily found by using What3words: https://w3w.co/sliding.ironic.taped

From Bideford Quay, proceed north out of the town along Kingsley Road. At the Heywood Road roundabout, continue straight ahead following the signs for Westward Ho! Upon entering the village, take the second right hand turning onto Beach Road. Continue to the end of the road and, at the junction, turn right. Take the next right hand turning into Ridgeway Drive. Continue along this road and take the next right hand turning into The Fairways. Bear right at the end of the road. Number 11 will be found in the bottom left hand corner.

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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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.