



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

23 Ridgeway Close  
Westward Ho  
Bideford  
Devon  
EX39 1TN

**Asking Price: £235,000 Freehold**



Changing Lifestyles

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

23 Ridgeway Close, Westward Ho, Bideford, Devon, EX39 1TN

## A WELL-PRESENTED SEMI-DETACHED HOME

- 2 Bedrooms

- Bright & inviting Living Room with bay window
- Well-appointed Kitchen / Dining Room with door to the rear garden
- Enclosed rear garden - perfect for enjoying warm summer evenings
  - Allocated parking
  - No onward chain
- Located within easy reach of local amenities, beautiful coastal walks & the golden beach
- A fantastic opportunity for first time buyers, downsizers or investors



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.

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## Changing Lifestyles

**Situated in the popular coastal village of Westward Ho!, this well-presented 2 Bedroom semi-detached home in Ridgeway Close is a fantastic opportunity for first time buyers, downsizers or investors. Offering a comfortable and practical layout, this property is ideally located within easy reach of local amenities, beautiful coastal walks and the famous golden beach.**

**Upon entering, you are welcomed into a bright and inviting Living Room which benefits from a bay window that fills the space with natural light. This room offers plenty of space for a cosy seating area and is the perfect place to unwind after a long day. Moving through to the rear of the home, the well-appointed Kitchen / Dining Room provides ample storage and workspace, with fitted units, room for appliances, and enough space for a dining table. A rear door leads out to the garden, making this a great social space for entertaining or everyday family life.**

**Upstairs, the property offers 2 well-proportioned Bedrooms. Bedroom 1 is a generous double size and the second Bedroom, while slightly smaller, is ideal as a guest room, home office or nursery. Completing the First Floor is a Bathroom, fitted with a 3-piece suite including a bath with an overhead shower.**

**Externally, the home enjoys a low-maintenance front garden with a pathway leading to the entrance. To the rear, the enclosed garden provides a private outdoor space, perfect for enjoying warm summer evenings or creating a charming garden retreat. A side gate within the garden gives access to the front of the property. The property also benefits from allocated parking.**

**With the added advantage of no onward chain, this delightful home is ready for its next owner to move in and make it their own. Early viewing is highly recommended to avoid disappointment.**

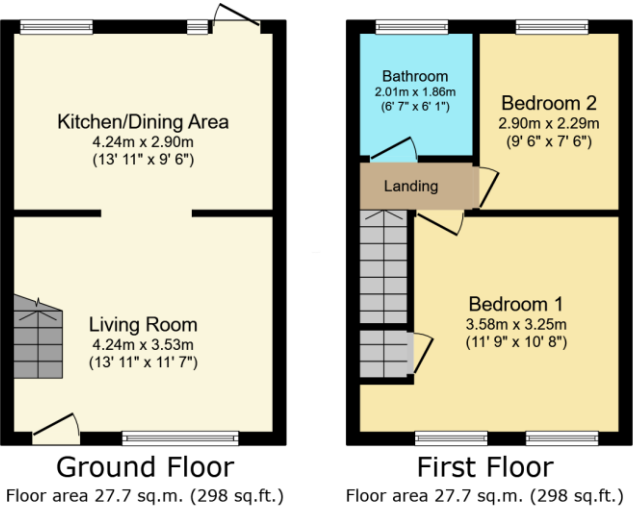
### **Council Tax Band**

B - Torridge District Council

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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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Directions

From Bideford Quay proceed towards Northam bypassing the village and taking the third right hand turning onto Beach Road. At the junction, turn right onto Golf Links Road and take the next right hand turning into Ridgeway Drive. Take the first left into Ridgeway Close to where number 23 will be found 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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