



Bond
Oxborough
Phillips

Changing Lifestyles

21 & 21a Gainsborough Drive
Westward Ho
Bideford
Devon
EX39 1XQ

Asking Price: £525,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

21 & 21a Gainsborough Drive, Westward Ho, Bideford, Devon, EX39 1XQ

A DETACHED BUNGALOW WITH AN ADJOINING SELF-CONTAINED ANNEXE



- 3 Bedrooms (1 En-suite)
- 1-2 Bedroom Annexe (1 En-suite)
- An ideal property for dual living or rental income
- Separate addresses, services & gardens
- Bright Living Room leading to a Conservatory overlooking the enclosed rear garden
 - Well-equipped Kitchen
- Plentiful parking & large Double Garage
- A rare & flexible opportunity in a stunning coastal setting.
- Early viewing highly recommended!



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Overview

Situated on the highly sought after Gainsborough Drive in the ever-popular coastal village of Westward Ho!, this exceptional property presents a rare opportunity to acquire a detached 3 Bedroom bungalow with an adjoining 1-2 Bedroom Annexe. Just moments from the stunning coastline, this home offers incredible versatility, whether for multigenerational living, a dual-occupancy arrangement or as a source of additional income by letting out the Annexe.

Both residences have their own individual addresses, separate services and private gardens, ensuring independent living, if desired. The property also benefits from plentiful driveway parking, complemented by a large Double Garage with an electric door, power and lighting.

The main bungalow is spacious and well-presented, featuring 3 generously sized Bedrooms. The primary Bedroom benefits from fitted wardrobes and an En-suite Shower Room, while the second Bedroom also includes built-in storage. The third Bedroom, currently a single, would make an excellent home office. The Living Room is bright and inviting, centred around a coal effect gas fire with a marble insert and hearth, and leads into a Conservatory via 2 UPVC double glazed doors. This additional living space provides the perfect spot to relax while enjoying views over the fully enclosed lawned rear garden. The property also boasts a lovely paved side garden, which enjoys a good degree of privacy. The Kitchen is well-equipped with a gas hob and extractor, a built-in double oven, and the sale includes a washing machine and dishwasher. A separate Dining Room sits adjacent, creating an ideal space for entertaining, while a Utility Room offers additional storage and space for a fridge / freezer. The main Bathroom comprises a 3-piece suite, and the boiler is conveniently housed in a cupboard within the communal Entrance Porch.

The Annexe is a fantastic addition to the property, providing flexibility for extended family, guests or rental potential. The Ground Floor features a comfortable En-suite double Bedroom alongside an L-shaped Living / Dining Room that adjoins a well-appointed Kitchen, complete with a built-in double oven, gas hob with extractor, integrated dishwasher and fridge, and space and plumbing for a washing machine, with the boiler housed within a cabinet. A staircase leads up to a charming second living space, which could also serve as an occasional second bedroom, benefiting from an En-suite Cloakroom and French doors opening onto a Juliet Balcony, from which exceptional sea views can be enjoyed. A Rear Porch / Conservatory connects the Annexe's Living Room to the extensive, fully enclosed lawned rear garden, which offers plenty of space to enjoy the outdoors.

This unique and versatile property is an exciting opportunity in a prime coastal location, combining spacious accommodation, flexibility and the possibility of rental income. Whether you are seeking a home with independent living options, a multi-generational solution, or simply a wonderful coastal retreat, this property is sure to impress. Early viewing is highly recommended to appreciate all that it has to offer.

Council Tax Band

Main Bungalow - E - Torridge District Council

Annexe - A - Torridge District Council



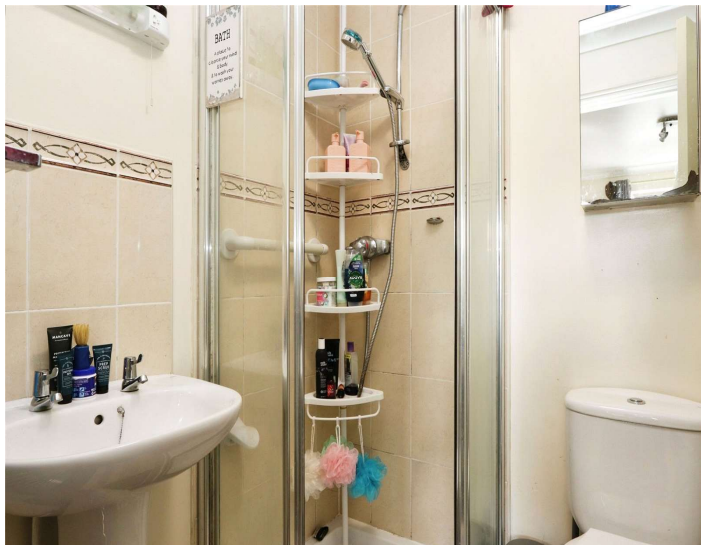
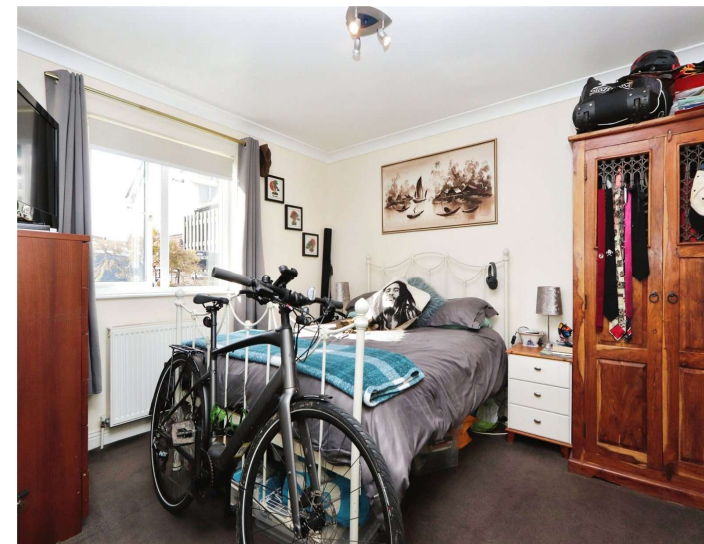
TOTAL: 237.5 m² (2,557 sq.ft.)

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. Upon reaching the Heywood Road roundabout, turn left onto the A39 North Devon Link Road signposted Bude. At the traffic lights, take the right hand turning signposted Westward Ho! and continue on this road for approximately 1 mile before turning left onto Cornborough Road. Gainsborough Drive will be found the fourth turning on your right hand side. Numbers 21 and 21a are situated at the far end of the cul-de-sac clearly displaying a numberplate.

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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for a free conveyancing quote and
mortgage advice.

ANNEXE EPC TO FOLLOW

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	