



Bond
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Changing Lifestyles

Bellaire
Buckleigh Road
Westward Ho
Bideford
Devon
EX39 3PU

Asking Price: £325,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

Bellaire, Buckleigh Road, Westward Ho, Bideford, Devon, EX39 3PU

A DETACHED BUNGALOW OCCUPYING A LARGE & LEVEL PLOT



- 5 Bedrooms (2 En-suite)
- Generous living space with Lounge, Dining Room & French doors to garden
- Well-equipped Kitchen with adjoining Utility Room
- Downstairs Bathroom & 2 upstairs Shower Rooms
- Short drive to the beach, village & the golf course
 - No onward chain
- Extensive off-street parking & 33' (10.06m) Garage
- Huge potential to modernise



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Overview

Occupying a generous level plot within a highly regarded residential development in Westward Ho!, this particularly spacious five Bedroom detached bungalow presents an exceptional opportunity for those seeking a large and versatile home close to the coast. Just a short drive from the beach, village centre and the Royal North Devon Golf Course, the property enjoys a prime location with plenty of local amenities nearby.

Offered for sale with no onward chain, it includes ample off-street parking and a substantial Garage stretching over 33' (10.06m) in length.

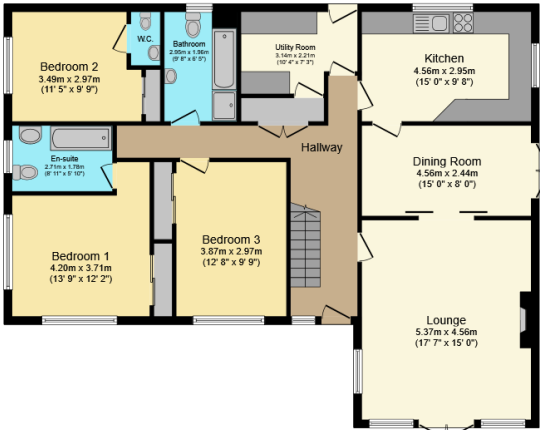
The bungalow provides extensive living accommodation arranged over two floors and, while requiring modernisation and improvement throughout, offers superb potential for enhancement. The ground floor features a large Lounge with sliding doors to a Dining Room, both of which enjoy French doors to the outside. A well-equipped Kitchen offers generous work surfaces and space for appliances, while an adjoining Utility Room adds further functionality. Three Bedrooms are located on the ground floor. The Main Bedroom benefits from an En-suite Bathroom, a second Bedroom offers an En-suite Cloakroom and a further Bathroom is also available. All Bedrooms on this floor have built-in wardrobes. Upstairs, two further double Bedrooms can be found, each with their own Shower Room and plenty of storage.

Outside, the expansive garden offers scope for cultivation or landscaping.

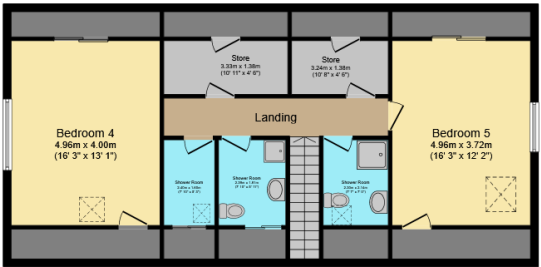
This rare home is ideally suited to buyers searching for space, potential and dual occupancy possibilities, especially with the neighbouring property, Bellevue, also currently for sale. Early viewing is highly recommended.

Council Tax Band

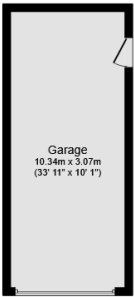
F - Torridge District Council



Ground Floor
Floor area 126.9 sq.m. (1,366 sq.ft.)



First Floor
Floor area 72.8 sq.m. (783 sq.ft.)



Garage
Floor area 22.8 sq.m. (245 sq.ft.)

Total floor area: 222.4 sq.m. (2,394 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. Take the first right hand turning signposted Westward Ho! and, after approximately 1 mile, take the right hand turning into Buckleigh Grange. Proceed into the development passing the first left hand turning. Passing a short row of terraced houses on your left hand side, take the next left hand turning to where Bellaire will be situated on your right hand side clearly displaying a nameplate.

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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We are here to help you find and buy your new home...

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

