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Changing Lifestyles

Shore Lea
Park Avenue
Westward Ho
Bideford
Devon
EX39 1LP

Asking Price: £350,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

Shore Lea, Park Avenue, Westward Ho, Bideford, Devon, EX39 1LP

A CAREFULLY MAINTAINED DETACHED DORMER BUNGALOW

- 2-3 Bedrooms
- Good size Living Room
- Dining Room & separate Kitchen
- Bright Sunroom enjoying views across the garden
- First Floor Loft Room with views of the sea
- Located just a short walk from the village seafront
- Driveway parking for multiple vehicles
 - Large, south-facing garden
- This home lends itself perfectly to modernisation & reconfiguration



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Overview

Located in the highly sought after Park Avenue area of Westward Ho!, just a short walk from the village seafront via convenient pedestrian cut-throughs, this detached dormer bungalow offers a superb opportunity for buyers seeking space, versatility and potential in a prime coastal setting. With generous room sizes, driveway parking for multiple vehicles and a large, south-facing garden, this is a home that lends itself perfectly to modernisation and reconfiguration to suit a wide variety of needs.

The accommodation is presently arranged to offer 2-3 Bedrooms, with a layout that provides plenty of flexibility for those wishing to adapt or extend. The ground floor centres on a welcoming Entrance Hall, giving access to a good size Living Room, 2 well-proportioned double Bedrooms, a Bathroom, Dining Room and separate Kitchen. To the rear, a bright Sunroom enjoys views across the garden and provides useful additional living space. The first floor is home to a generous Loft Room with views of the sea, which could serve as a further bedroom, hobby space or home office, depending on requirements.

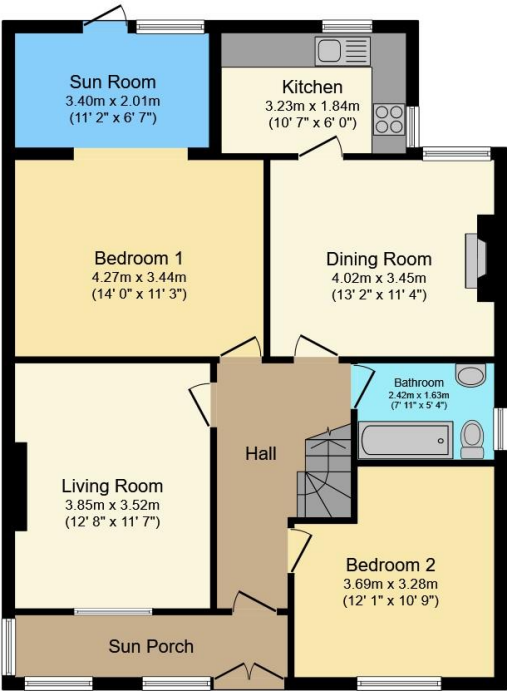
While the property would benefit from updating, it has been carefully maintained over the years, offering a clean and comfortable environment that allows buyers to move in and carry out improvements at their own pace. Mains gas is available in the road should future purchasers wish to update the heating system, although the home currently relies on electric storage heaters.

Externally, the property truly excels. The rear garden is a fantastic size, enjoying a sunny, south-facing aspect and providing a safe, enclosed space for families, pets or keen gardeners. There is ample room to extend the property (subject to the usual permissions) without compromising outdoor space. The garden is complemented by access pathways on both sides of the bungalow, ideal for storage, practical access or further landscaping. To the front, the extensive driveway offers parking for 3-4 vehicles, a real asset so close to the coast.

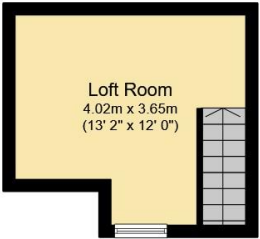
With Westward Ho!'s beach, shops, cafés and coastal walks all within easy reach, this is a rare opportunity to secure a sizeable detached home in a superb location. Offering exceptional potential and endless versatility, this property is perfect for anyone looking to create their ideal coastal retreat.

Council Tax Band

C - Torridge District Council



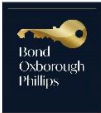
Ground Floor
Floor area 90.7 sq.m. (976 sq.ft.)



First Floor
Floor area 13.4 sq.m. (144 sq.ft.)

Total floor area: 104.1 sq.m. (1,120 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 proceed towards Westward Ho! bypassing Northam Village and continue onto Atlantic Way. Take the fourth right hand turning onto Avon Lane. Towards the bottom of the road, turn left into Park Avenue to where Shore Lea will be found part way down the avenue on your left 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 and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

