



Bond
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Changing Lifestyles

26 Galleon Way
Westward Ho
Bideford
Devon
EX39 1UJ

Asking Price: £277,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

26 Galleon Way, Westward Ho, Bideford, Devon, EX39 1UJ

A RECENTLY RENOVATED END-TERRACE HOME WITH DRIVEWAY PARKING



- 3 Bedrooms

- Open-plan Living Room leading through to Conservatory
- Conservatory enjoying views over the rear garden
 - Recently renovated throughout
 - Driveway parking for 2 vehicles
- Located just a short walk from the village centre, the glorious sandy beach & the Royal North Devon Golf Club
- A fabulous home in an excellent Westward Ho! location



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Situated in a popular cul-de-sac in the highly sought after coastal village of Westward Ho!, just a short walk from the village centre with its excellent range of cafés, shops and bars, as well as the glorious sandy beach, the Northam Burrows Country Park and close walking proximity to 2 local primary schools and the Royal North Devon Golf Club. This is a superb opportunity to acquire a recently renovated and beautifully presented 3 Bedroom end-of-terrace home. The property is offered for sale with the distinct advantage of no onward chain and has been thoroughly improved by the current owners, including full redecoration throughout together with the installation of a new kitchen and a contemporary shower room, creating a home that feels fresh, modern and ready to move straight into.

Internally, the accommodation is well laid out and thoughtfully finished. The Entrance Hall offers access to a modern ground floor Cloakroom with WC and wash hand basin, along with a useful cloaks cupboard. The recently installed Kitchen is fitted with a range of white eye and base level units and matching drawers, complemented by wood effect work surfaces and attractive tiled splashbacks. There is a built-in gas hob with extractor over and oven below, space and plumbing for a washing machine, space for a fridge / freezer and a cupboard housing the gas fired combination boiler. The living accommodation is a particular highlight, forming a lovely open-plan space with luxury wood-effect flooring and a central focal point in the form of a multi-fuel burning stove, making it exceptionally cosy and inviting, especially during the winter months. A useful understairs storage cupboard is also located here. The Living Room opens into the Conservatory, a versatile space ideal for use as a dining area or a relaxing sitting room, enjoying views over the rear garden.

The garden, which can be accessed from the driveway and the conservatory, is fully enclosed and offers an area of lawn, a decked seating area and a patio directly off the conservatory, creating an excellent outdoor space for both relaxation and entertaining. A large wooden storage shed provides further practical storage and has the benefit of power and light connected. The property also benefits from driveway parking to the side, providing off-road parking for 2 vehicles.

On the first floor, there are 3 Bedrooms. Bedrooms 1 and 2 are particularly good sized doubles. From the rear-facing bedrooms there are attractive views of the sea between neighbouring properties, adding to the appeal. The landing provides hatch access to the good size, boarded loft space with a drop-down ladder and leads to the modern Shower Room, which features a large corner shower cubicle, a WC with dual flush, and a cabinet-mounted wash hand basin. There is also a useful storage cupboard, suitable for airing purposes, which houses an electric heater.

Overall, this is a fabulous home in an excellent Westward Ho! location, combining the feel and finish of a near-new property with the charm and convenience of an established and highly desirable coastal setting. An early viewing is highly recommended to fully appreciate everything this property has to offer.

Council Tax Band

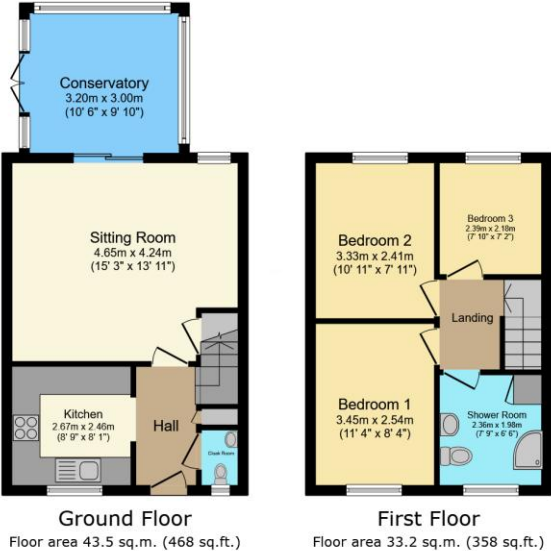
C - Torridge District Council



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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.ie



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay proceed towards Northam continuing into The Square and taking the right hand turning onto Sandymere Road. Take the third left hand turning onto Golf Links Road and continue passing the entrance to the Golf Club on your right hand side. Take the left hand turning into Kingsley Park. Galleon Way will be found the third turning on your left hand side and upon entering the cul-de-sac, bear left to where number 26 will be situated directly in front of you 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 & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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