



Bond
Oxborough
Phillips

Changing Lifestyles

6 Nelson Mews
Westward Ho
Bideford
Devon
EX39 1GY

Guide Price: £350,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

6 Nelson Mews, Westward Ho, Bideford, Devon, EX39 1GY

A WELL-PRESENTED HOME ENJOYING SEA VIEWS & OFF-ROAD PARKING



- 3 Bedrooms (1 En-suite)
- Ground floor Cloakroom & second floor Bathroom
- Well-equipped Kitchen opening through to the Diner with a glazed roof & doors opening onto the rear garden
- Bright & comfortable Lounge with doors opening onto a Juliet Balcony & enjoying attractive coastal views
 - Low-maintenance rear garden
 - Off-road parking & Integral Garage
- Situated in a quiet cul-de-sac just moments from the coastline
 - No onward chain



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Situated in a quiet cul-de-sac just moments from the coastline, 6 Nelson Mews is a well-presented 3 Bedroom terraced home offering spacious, versatile accommodation arranged over 3 floors, with sea views and off-road parking.

The property is ideally positioned within easy walking distance of Westward Ho! beach, Northam Burrows and a range of local amenities, making it perfectly suited as a main residence, second home or investment purchase.

Upon entering, a welcoming Hallway provides access to the Integral Garage, a convenient ground floor Cloakroom and the Kitchen. The kitchen is well-equipped with a range of eye and base level units, along with ample worktop space and room for appliances.

To the rear, the property has been thoughtfully enhanced by the current owner, with the former conservatory now upgraded into a more substantial, open-plan Dining Room. Featuring solid side walls and a glazed roof, this space successfully combines the feel of a traditional room with plenty of natural light, and opens directly onto the rear garden via patio doors - creating an ideal space for both everyday living and entertaining.

On the first floor, the Lounge is a bright and comfortable room, benefiting from French doors opening onto a Juliet Balcony and enjoying attractive sea views towards Westward Ho! beach and the surrounding coastline. Also on this floor is a generously sized double Bedroom. The second floor hosts 2 further Bedrooms, including a principal bedroom with an En-suite Shower Room. Both bedrooms are well-proportioned, with the front room, again, enjoying sea views. A Bathroom serves this level.

Externally, the property offers a low-maintenance rear garden, ideal for those seeking easy outdoor space. To the front, there is off-road parking for multiple vehicles along with access to the integral garage.

With no onward chain and its prime coastal location, this is a fantastic opportunity to acquire a flexible and well-located home in one of North Devon's most popular seaside villages.

Council Tax Band

C - Torridge District Council



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Total floor area: 114.4 sq.m. (1,231 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.ie



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay proceed towards Northam bypassing the village and continue onto Atlantic Way. Upon entering the one-way system take the right hand turning onto Youngaton Road. At the junction with Nelson Road, turn right. Nelson Mews will be found after a short distance on your left hand side with number 6 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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