



Bond  
Osborough  
Phillips

*Changing Lifestyles*

6 Nelson Mews  
Westward Ho  
Bideford  
Devon  
EX39 1GY

**Offers In Excess Of: £325,000**  
**Freehold**



**Changing Lifestyles**

**01237 479 999**  
**[bideford@boproperty.com](mailto: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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## Changing Lifestyles

Situated in the heart of the ever-popular coastal village of Westward Ho!, 6 Nelson Mews enjoys an enviable position just a short stroll from the beach, Northam Burrows Country Park, the South West Coast Path and the village's selection of cafés, restaurants, pubs and everyday amenities. Offering versatile accommodation across 3 floors, sea views and off-road parking, this attractive home is ideally suited as a permanent residence, holiday home or investment purchase.

The accommodation begins with a welcoming Entrance Hall providing access to the Integral Garage, a useful Cloakroom and the Kitchen. The Kitchen is fitted with a range of eye and base level units, generous worktop space and room for appliances, creating a practical and functional space for day-to-day living. To the rear of the property, the current owner has enhanced the original layout by replacing the former conservatory with a more substantial Dining Room. Featuring solid side walls and a glazed roof, this bright and versatile room offers the comfort of a traditional living space whilst retaining an abundance of natural light. Patio doors open directly onto the rear garden, making it ideal for entertaining or family dining.

The first floor is home to a spacious Lounge, where French doors open onto a Juliet Balcony and frame attractive views towards Westward Ho! beach and the North Devon coastline. Also on this level is a generously sized double Bedroom. Occupying the second floor are two further Bedrooms, including the principal bedroom which benefits from an En-suite Shower Room. Both rooms are well-proportioned, with the front-facing bedroom, once again, enjoying sea views. A Family Bathroom serves this floor.

Outside, the property benefits from a low-maintenance rear garden, ideal for those seeking manageable outdoor space. To the front, there is off-road parking for multiple vehicles together with access to the Integral Garage.

Offered for sale with no onward chain, this property presents an excellent opportunity to acquire a well-located coastal home within easy walking distance of everything that makes Westward Ho! such a desirable place to live and visit. Furniture can also be included within the sale, subject to the agreed purchase price and separate negotiation.

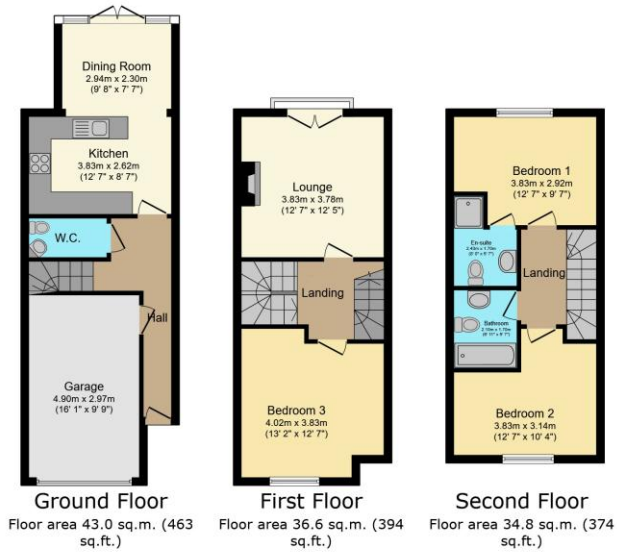
### Council Tax Band

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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