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Changing Lifestyles

7 Swanswood Gardens
Westward Ho
Bideford
Devon
EX39 1HP

Guide Price: £350,000 Freehold



Changing Lifestyles

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bideford@boproperty.com

7 Swanswood Gardens, Westward Ho, Bideford, Devon, EX39 1HP



A SPACIOUS DETACHED BUNGALOW WITH SEA & NORTHAM BURROWS VIEWS

- 2 Bedrooms

- Occupying a quiet cul-de-sac location within level walking distance of Westward Ho village, the beach, golf course & local amenities

Study & generous Utility Room

Kitchen / Breakfast Room overlooking the rear garden

Impressive, double aspect Lounge / Dining Room

Generous, south-facing rear garden

Private driveway parking & large Garage with internal access to the property



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Situated within a quiet cul-de-sac in the highly sought after coastal village of Westward Ho!, this spacious, detached bungalow enjoys attractive views across the Northam Burrows Country Park towards the Atlantic Ocean whilst being within level walking distance of Westward Ho! village, Northam village, the Royal North Devon Golf Club and the beautiful Northam Burrows.

The property offers well-proportioned accommodation throughout and presents an excellent opportunity for buyers seeking a home with generous living space and scope to modernise and adapt to their own requirements.

A spacious Reception Hall provides a welcoming entrance and includes a fitted cloaks cupboard together with internal access to the large garage. From the hall there is access to a Study which leads through to a generous Utility Room fitted with a sink, storage cupboards and plumbing for an automatic washing machine together with a door providing access to the rear garden. Subject to requirements, these rooms could be combined to create a third bedroom suite or additional living accommodation. The Kitchen / Breakfast Room overlooks the rear garden and offers ample space for a breakfast table. Whilst now requiring updating, the room provides an excellent footprint for creating a modern kitchen.

A particular feature of the property is the impressive, double aspect Lounge / Dining Room measuring over 23' in length. The room includes a bay window which enjoys attractive views towards the Northam Burrows and the Atlantic coastline with Saunton Sands visible in the far distance. The room provides generous space for both seating and dining areas and features a log effect gas fire. The Inner Hallway provides access to a Bathroom and a separate WC.

To the front of the property, the Principal Bedroom enjoys the same coastal and Burrows views. A second double Bedroom benefits from fitted wardrobes and overhead storage cupboards and also provides access to an adjoining kitchenette area with sink, storage cupboards and a gas cooker point together with a door leading to the rear garden. This space offers excellent potential to either enlarge the bedroom or create an en-suite facility, subject to any necessary consents.

Outside, the property enjoys a generous, south-facing rear garden predominantly laid to lawn with extensive paved patio areas, well-stocked flower and shrub borders and a large recessed area which enjoys attractive coastal views and would lend itself perfectly to the installation of a summerhouse, garden studio or raised decking area. To the front of the property there is a private driveway providing off-road parking and access to the large Garage together with an area of front garden.

Council Tax Band

D - Torridge District Council



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Floor Plan
Floor area 145.1 sq.m. (1,561 sq.ft.)

Total floor area: 145.1 sq.m. (1,561 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 inspector(s). Powered by www.Propertybox.ie



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay proceed towards Northam bypassing the village and continuing along Atlantic Way. Take the third right hand turning onto Beach Road and the first left hand turning into Swanswood Gardens. Follow the road and bear left into the first cul-de-sac to where the property will be found immediately 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 & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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