



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

25 The Fairways  
Westward Ho  
Bideford  
Devon  
EX39 1TQ

**Asking Price: £217,000 Freehold**



**Changing Lifestyles**

**01237 479 999**  
**[bideford@boproperty.com](mailto:bideford@boproperty.com)**

25 The Fairways, Westward Ho, Bideford, Devon, EX39 1TQ

## A END-TERRACE HOME OFFERED FOR SALE WITH NO ONWARD CHAIN



- 2 Bedrooms (sea glimpses from the principal bedroom)
  - Contemporary Kitchen
- Spacious Living Room with doors to private garden
- Garden enjoying a good degree of privacy with a variety of mature trees & shrubs
  - Allocated parking
  - Scope to modernise & add value
  - No onward chain



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## Changing Lifestyles

Situated in a quiet cul-de-sac, within easy reach of the heart of the ever-popular village of Westward Ho! in North Devon, this is an excellent opportunity to acquire an attractive 2 Bedroom end-of-terrace home. It is offered to the market for sale with the distinct advantage of no onward chain. The property benefits from allocated parking for residents.

Stepping inside, the Entrance Hall is spacious and welcoming, with a useful understairs storage recess and space for coats and day-to-day essentials. The Kitchen is fitted with a range of contemporary base and eye-level units with matching drawers, woodblock-style work surfaces, tiled splashbacks and a 1.5 bowl sink and drainer with mixer tap over. There is also a breakfast bar - ideal for morning coffee or casual dining, whilst a wall mounted gas fired boiler is neatly positioned within the room.

To the rear, the Living Room is a particularly pleasant space, with ample room for both seating and dining furniture. Sliding doors open out and provide a lovely outlook over the fully enclosed rear garden, which is a real feature of the property. Enjoying a good degree of privacy, the garden is beautifully established with a variety of mature specimen trees and shrubs, creating an attractive backdrop and excellent natural screening from neighbouring homes. To the side of the house, a covered alleyway provides a very useful external storage area and also convenient access from the garden to the front of the house for bikes, surf boards etc.

On the first floor, the Principal Bedroom is a bright and welcoming room, enjoying sea glimpses from the window and benefiting from a useful recess that could lend itself well to the installation of a wardrobe. The Second Bedroom is of a comfortable size and overlooks the rear garden. The Bathroom is functional and fitted with a bath, wash hand basin, WC and wall-mounted electric shower.

Overall, this is a well-positioned and sensibly priced home that would make an ideal first purchase for a couple or small family. It would be an equally good option as a lock up and leave or rentable holiday home, due to its close proximity to the coast.

With its pleasant setting, being, literally a 4-5-minute walk of the Northam Burrows Country Park, and its quiet location, enclosed garden, parking and no onward chain, an early viewing is highly recommended.

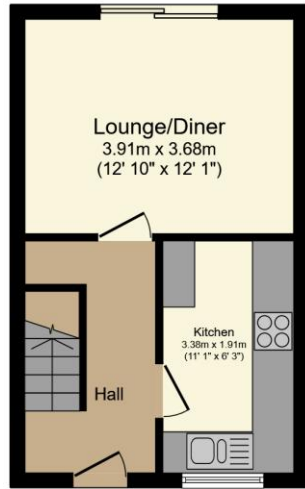
### Council Tax Band

B - Torridge District Council

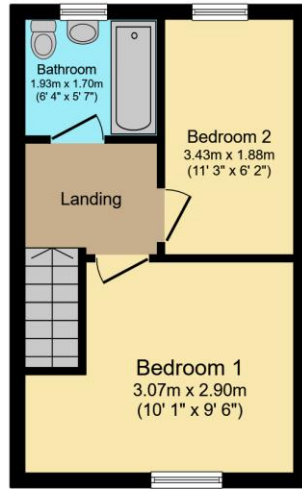


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**Ground Floor**  
Floor area 25.8 sq.m. (278 sq.ft.)



**First Floor**  
Floor area 25.8 sq.m. (278 sq.ft.)

Total floor area: 51.6 sq.m. (556 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](http://www.Propertybox.io)



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If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

EPC TO FOLLOW

### Directions

From Bideford Quay proceed towards Northam bypassing the village and continue along Atlantic Way taking the third right hand turning onto Beach Road. At the junction of Golf Links Road, turn right and take the first right hand turning into Ridgeway Drive. The Fairways will be found the first turning on your right 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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