

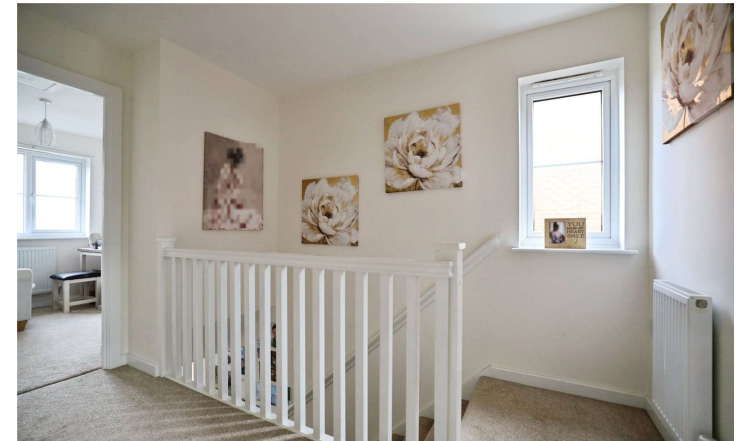


Bond
Oxborough
Phillips

Changing Lifestyles

19 Woodpecker Close
Westward Ho
Bideford
Devon
EX39 1GS

Asking Price: £112,000
Share of Freehold



Changing Lifestyles

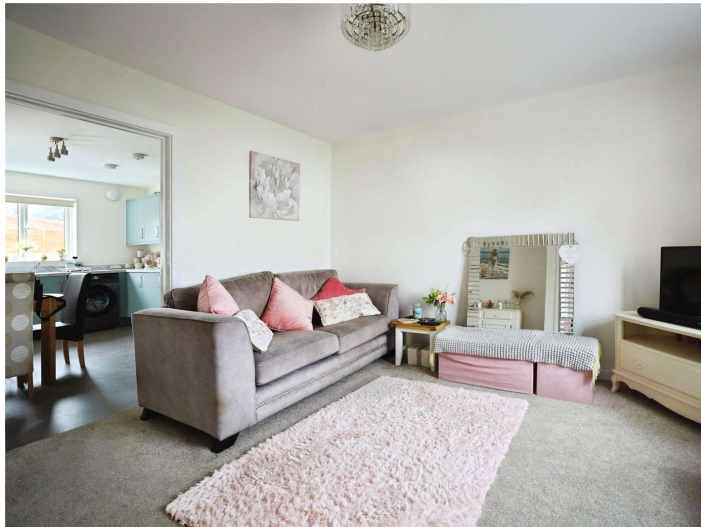
01237 479 999
bideford@boproperty.com

19 Woodpecker Close, Westward Ho, Bideford, Devon, EX39 1GS

Shared-ownership Family Home



- 40% Shared Ownership with Aster
- Modern 3 Bedroom Semi-Detached Home
- Popular Coastal Village Location
 - Spacious Living Room
 - Kitchen / Diner with Utility
 - Ground Floor Cloakroom
- Enclosed Rear Garden and Patio



Changing Lifestyles

01237 479 999
bideford@boproperty.com

Situated near the ever-popular coastal village of Westward Ho!, this well-presented 3 Bedroom semi-detached home is available on a shared ownership basis, offering purchasers the opportunity to acquire a 40% share with Aster Housing. Ideal for first-time buyers and those seeking an affordable route onto the property ladder, the home enjoys a pleasant position within a modern development and benefits from a generous rear garden backing onto mature trees.

The property is approached via a driveway providing off-road parking, with the front door opening into a spacious and welcoming Entrance Hall. From here, stairs rise to the First Floor whilst a door to the right leads into the comfortable Living Room, a bright and inviting space ideal for everyday relaxation.

The Living Room flows through into the Kitchen / Diner which spans the rear of the property and provides ample space for both cooking and dining. The kitchen is fitted with a range of modern units and work surfaces, whilst enjoying views over the rear garden. A useful Utility Room is located off the kitchen, providing additional storage and appliance space, together with a door leading directly to the garden. Also accessed from the Utility Room is a convenient ground floor Cloakroom.

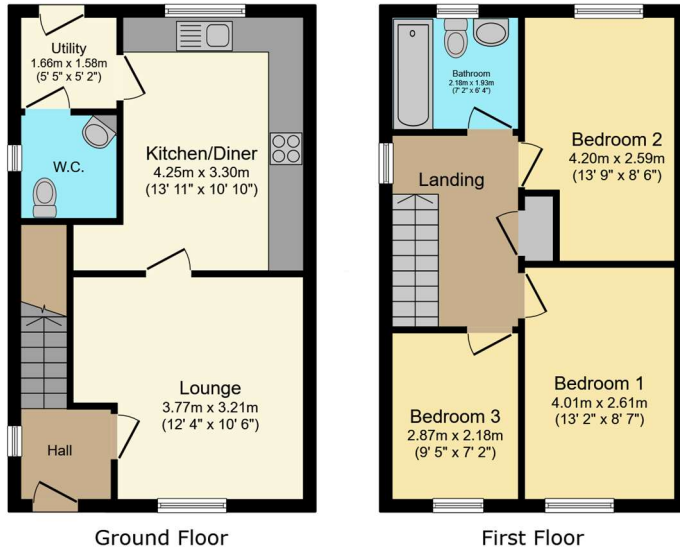
To the First Floor are 3 well-proportioned Bedrooms comprising 2 comfortable double rooms and a generous single bedroom, making the property equally suitable for families, home workers or those requiring guest accommodation. A modern Family Bathroom serves all 3 bedrooms.

Outside, the enclosed rear garden has been designed for ease of maintenance, with a paved patio providing the perfect spot for outdoor dining and entertaining. Beyond the patio is a level lawned garden enjoying a pleasant outlook towards mature trees, creating a surprisingly private and attractive setting.

Westward Ho!'s sandy beach, coastal walks, local shops, cafés and amenities are all within easy reach, making this an excellent opportunity to secure a modern family home in one of North Devon's most sought-after seaside locations.

Council Tax Band C - Torridge District Council





Total floor area: 80.8 sq.m. (870 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



Have a property to sell or let?

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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 95 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Directions

From Bideford Quay proceed towards Northam passing Morrisons Supermarket on your right hand side. Upon reaching the Heywood Road roundabout, turn left onto the A39. Take the first right hand turning signposted Westward Ho! Continue along this road for approximately 0.5 miles taking the left hand turning into Taylor Crescent. Follow the road until you find Graham Way. Follow this road until you reach a turning for Woodpecker Close 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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.