



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

18 Buckleigh Grange  
Westward Ho  
Bideford  
Devon  
EX39 3FD

**Asking Price: £294,000 Freehold**



Changing Lifestyles

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18 Buckleigh Grange, Westward Ho, Bideford, Devon, EX39 3FD

## A MODERN HOME WITH A GARAGE, PARKING & PLENTY OF ROOM THROUGHOUT



- 4 Bedrooms (1 En-suite)
- Accommodation arranged over 3 floors
- First Floor dual aspect Living Room with Juliet Balcony
- Ground Floor Cloakroom & Top Floor Bathroom
- Open-plan Kitchen / Diner opening through to the Conservatory
- South-facing garden, fully enclosed & a real suntrap
- Integral Garage & private driveway parking



Westward Ho! is a village, lying north of Bideford and west of Appledore. There are many country walks around the village and the outlying areas, including the popular Northam Burrows, Appledore Quay and the nearby Westward Ho! Beach. Originally called Bideford Quay, it was named Westward Ho! after Charles Kingsley's book of the same name. Nowadays, it's a bold mix of the old and the modern. It's a popular spot with families that return year on year. Surfers and horse riders love the long sandy beach.

Local amenities include newsagents, mini supermarkets, take-aways and a post office. There's also a primary school, health and dental centre and a number of churches in the area. Northam also has a decent public swimming pool and gym too.



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**If you are looking for some more room for your family then I would recommend taking a look at this - a modern 4 Bedroom home with a Garage and plenty of room throughout.**

**Located within walking distance of the seaside village of Westward Ho!, the property is arranged over 3 floors - giving you as much space as your family may desire.**

**As you first enter, you will find access to the WC, the Garage, the First Floor and the open-plan Kitchen / Diner to the rear which is filled with natural light thanks to the Conservatory extension. This leads to the south-facing garden - fully enclosed, this is a real suntrap on a warm summer's day. The First Floor contains a vast, dual aspect Living Room with a Juliet Balcony. The largest of the 4 Bedrooms is also found on this floor and has En-suite facilities. On the Top Floor the 3 further generously sized Bedrooms will be found in addition to a Bathroom.**

### **Entrance Hall**

Entrance door off. Stairs rising to First Floor. Understairs storage cupboard. Radiator, tile effect flooring. Door to Integral Garage.

### **Cloakroom**

Dual flush WC and wash hand basin. Radiator, tile effect flooring. Obscure UPVC double glazed window to property front.

### **Kitchen / Diner - 16'4" x 12'4" (4.98m x 3.76m)**

Fitted with an array of units at eye and base level and inset stainless steel sink unit with drainer. Built-in electric oven with 4-ring gas hob and extractor canopy over. Space for American style fridge / freezer. Space and plumbing for appliances. Ample space for dining table. 2 radiators, tile effect flooring. UPVC double glazed window to property rear. UPVC double glazed French doors to Conservatory.

### **Conservatory - 9'2" x 8'6" (2.8m x 2.6m)**

A light and airy conservatory woodland views. UPVC double glazed windows and door to rear garden.

### **First Floor Landing**

Stairs rising to Second Floor. Radiator, fitted carpet.

### **Living Room - 16'5" x 11'11" (5m x 3.63m)**

A spacious room with UPVC double glazed window and UPVC double glazed French doors opening to the Juliet Balcony. 2 radiators, fitted carpet.

### **Bedroom 1 - 11'7" x 9'10" (3.53m x 3m)**

A good size main Bedroom with UPVC double glazed window to property front. 2 built-in wardrobes. Radiator, fitted carpet. Door to En-suite.

### **En-suite Shower Room**

Dual flush WC, wash hand basin and fully tiled shower enclosure. Radiator, mosaic tile effect flooring. Obscure UPVC double glazed window to property front.

### **Second Floor Landing**

Hatch access to insulated loft space. Radiator, fitted carpet.

## Changing Lifestyles

### **Bedroom 2 - 16'3" x 9'3" (4.95m x 2.82m)**

A double Bedroom with UPVC double glazed window to property front. Built-in over-stairs storage cupboard. Radiator, fitted carpet.

### **Bedroom 3 - 12'7" x 9'7" (3.84m x 2.92m)**

A double Bedroom with UPVC double glazed window to property rear. Fitted carpet, radiator.

### **Bedroom 4 - 9'2" x 6'6" (2.8m x 1.98m)**

UPVC double glazed window to property rear. Fitted carpet, radiator.

### **Family Bathroom**

Suite comprising dual flush WC, wash hand basin and bath with mains shower over. Extractor fan, radiator, mosaic tile effect flooring.

### **Outside**

To the front of the property is driveway parking for 2 vehicles leading to the Integral Garage.

The rear garden is low-maintenance and south-facing. Steps descend from the Conservatory to a paved seating area backing onto an artificial lawn with flower and shrub borders.

### **Integral Garage - 17'4" x 8'4" (5.28m x 2.54m)**

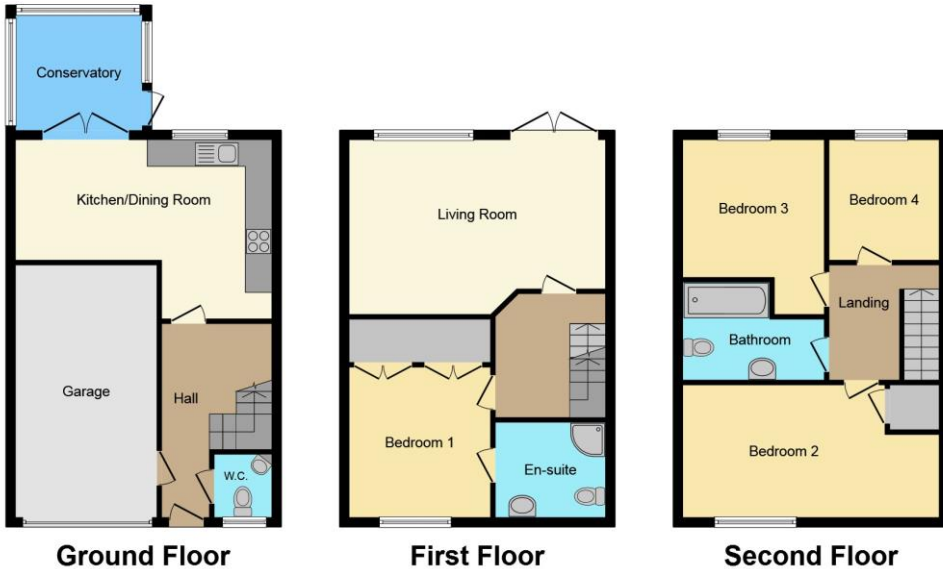
With up and over door. Power and light connected. Currently used as a Home Gym.

### **Council Tax Band**

C - Torridge District Council

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This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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## Directions

From Bideford Quay proceed towards Northam. Upon reaching the Heywood Road roundabout, turn left signposted Westward Ho! At the traffic lights, turn right signposted Westward Ho! After approximately 0.25 miles, the entrance to Buckleigh Grange will be found on your right hand side. Number 18 will be clearly identified by a numberplate.