



Bond  
Oxborough  
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*Changing Lifestyles*

18 Aysha Gardens  
Westward Ho  
Bideford  
Devon  
EX39 1HJ

**Asking Price: £277,500 Freehold**



Changing Lifestyles

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[bideford@boproperty.com](mailto:bideford@boproperty.com)

## 18 Aysha Gardens, Westward Ho, Bideford, Devon, EX39 1HJ

A SPACIOUS BUNGALOW LOCATED ON THE CUSP OF THE GLORIOUS SANDY BEACH & VILLAGE



- 2 double Bedrooms
- Kitchen / Diner leading out to the level, fully enclosed, low-maintenance rear garden
  - Spacious, light & airy Living Room
- Converted Garage (ideal as a Home Office / Hobby Room)
  - Off-street driveway parking
- This charming home will be perfect for those who would like the beach lifestyle to be just moments away



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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**This attractive and spacious 2 double Bedroom bungalow enjoying an extremely enviable position being on the cusp of Westward Ho!'s glorious sandy beach and the up-and-coming village itself.**

**This bungalow features a Kitchen / Diner that leads out to the level, fully enclosed, low-maintenance rear garden, a spacious, light and airy Living Room, a converted Garage (ideal as a Home Office / Hobby Room) and off-street driveway parking.**

**This charming home will be perfect for those who would like the beach lifestyle to be just moments away.**

### **Entrance Porch**

UPVC double glazed door and window to property front. Tiled floor. Obscure UPVC double glazed door to Entrance Hall.

### **Entrance Hall - 16'4" x 7'2" (4.98m x 2.18m)**

An impressive Entrance Hall converted from the original Garage which provides further living space and can be utilised as an Office / Hobby Room, etc. Tiled floor, hatch to loft space, radiator, coved ceiling. Built-in cupboard. Door to Kitchen / Diner.

### **Kitchen / Diner - 16'11" x 12'4" (5.16m x 3.76m)**

A spacious Kitchen / Diner with 2 UPVC double glazed windows overlooking the rear garden and UPVC door to rear garden. A range of wood effect eye and base level cabinets with matching drawers and rolltop work surfaces with tiled splashbacking. Built-in 4-ring gas hob with electric oven under, space and plumbing for washing machine, space for tumble dryer, space for fridge / freezer. 2 radiators, coved ceiling. Ample space for dining table. Glazed door to Living Room.

### **Living Room - 12' x 14' (3.66m x 4.27m)**

A generous Living Room with large UPVC double glazed window to front elevation. Fitted carpet, radiator, coved ceiling, TV point. Electric fire with marble effect insert and hearth and wood surround.

### **Bedroom 1 - 10' x 12' (3.05m x 3.66m)**

A large, light and airy Master Bedroom with UPVC double glazed window overlooking the front garden. Fitted carpet, radiator.

## Changing Lifestyles

### **Bedroom 2 - 12'3" x 10' (3.73m x 3.05m)**

A similar size to Bedroom 1 with UPVC double glazed window overlooking the rear garden. Fitted carpet, radiator, coved ceiling.

### **Inner Hallway**

Airing cupboard housing gas fired Worcester combination boiler. Fitted carpet. Door to Bathroom.

### **Bathroom - 5'5" x 8'2" (1.65m x 2.5m)**

White suite comprising close couple dual flush WC, pedestal wash hand basin and bath with full wall tiling to area and shower over. Heated towel rail, vinyl floor covering. UPVC obscure double glazed window.

### **Outside - Rear**

To the rear of the property is a fully enclosed level stone chipping based garden with an assortment of mature flowers and shrubs around the edges. There are 2 Storage Sheds, an outside tap and an outside power source.

A gate to the rear of the garden provides quick and easy access to Westward Ho!'s fantastic sandy beach.

### **Outside - Front**

To the front of the property is a low-maintenance level garden primarily comprising stone chippings. A low wall surrounds this. To the side of this is a driveway which provides off-road parking.

### **Council Tax Band**

B - Torridge District Council



**Floor Plan**  
Floor area 94.3 m<sup>2</sup> (1,015 sq.ft.)

TOTAL: 94.3 m<sup>2</sup> (1,015 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

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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>73</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 bypassing the village and continue onto Atlantic Way. Take the right hand turning onto Beach Road and at the bottom of the road, turn left onto Golf Links Road. Take the right hand turning into Aysha Gardens to where number 18 will be found on your right hand side clearly displaying a numberplate.