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Changing Lifestyles

4 Rudyard Way
Westward Ho
Bideford
Devon
EX39 1XL

Asking Price: £525,000 Freehold



Changing Lifestyles

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bideford@bopproperty.com

4 Rudyard Way, Westward Ho, Bideford, Devon, EX39 1XL

AN IMMACULATE & EXCEPTIONALLY SPACIOUS DETACHED BUNGALOW



- 3 Bedrooms (1 En-suite)
- Expansive 'L' shaped open-plan living / dining space with doors opening to the rear garden
 - Beautifully appointed Kitchen
- Large Conservatory opening to the rear garden
 - Second Conservatory overlooking the garden
 - Contemporary Family Bathroom
- Generous driveway parking & Double Garage
- Fully enclosed rear garden & side garden with wooden storage shed
 - Newly constructed Home Studio / Office
 - Nestled within a prestigious residential development



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Overview

Nestled within a prestigious residential development in the highly sought after coastal village of Westward Ho!, this immaculate and exceptionally spacious 3 Bedroom detached bungalow offers the perfect blend of comfort, privacy, and modern living. Positioned in a quiet cul-de-sac, the property benefits from generous driveway parking, a Double Garage, and a private level plot that is beautifully shielded from the elements by surrounding homes and high quality fencing, creating a sense of tranquillity.

A newly constructed Entrance Porch provides a practical and stylish introduction to the home, offering a useful buffer to the outside world. At the heart of the bungalow lies an expansive 'L' shaped open-plan living space, designed to maximise both functionality and a sense of flow. The spacious Lounge area is centred around a coal effect gas fire set in a marble surround with a painted wooden mantle, adding warmth and charm. The Dining area, positioned conveniently next to the Kitchen, enjoys sliding doors that open onto the garden, making it an ideal space for entertaining or relaxing.

The beautifully appointed Kitchen is both stylish and practical, featuring woodblock worktops, a 5-ring gas hob with extractor, a built-in eye-level double oven and microwave, and an array of integrated appliances, including a dishwasher, washing machine and fridge freezer. Clever storage solutions, such as carousel units, further enhance the space. Flowing seamlessly from the main living area, a large Conservatory provides a bright and airy second Sitting Room, offering an abundance of natural light and direct access to the garden, making it a true all-year-round retreat.

The bungalow offers 3 well-proportioned Bedrooms, each designed for comfort. The Principal Bedroom is a luxurious space, featuring built-in wardrobes and an elegant En-suite Shower Room, while also benefitting from direct access to a second Conservatory that overlooks the garden, creating a peaceful private sanctuary. The second Bedroom is equally impressive, with built-in wardrobes providing excellent storage, while the third Bedroom, though slightly smaller, remains a generous and versatile space. A contemporary Family Bathroom completes the accommodation, boasting a stylish suite with a double rainforest shower enclosure, a cabinet mounted wash hand basin and a WC.

Throughout the bungalow, high quality wood effect flooring and modern down lighting enhance the overall sense of style and sophistication.

The rear garden has been thoughtfully landscaped to provide a balance of practicality and aesthetics. It is fully enclosed, with attractive level patios, a lawn, and low-maintenance stone chip areas, creating a welcoming and easy-to-maintain outdoor space. A pedestrian gate allows access to the front of the property, while the side garden features ornamental trees, mature shrubs, and a wooden storage shed. A standout feature of the garden is the newly constructed Home Studio / Office, measuring 10'9" x 7'5", which provides a fantastic space for home working, creative pursuits, or relaxation. Complete with power, lighting, heating and fitted carpet, it offers a peaceful retreat away from the main house.

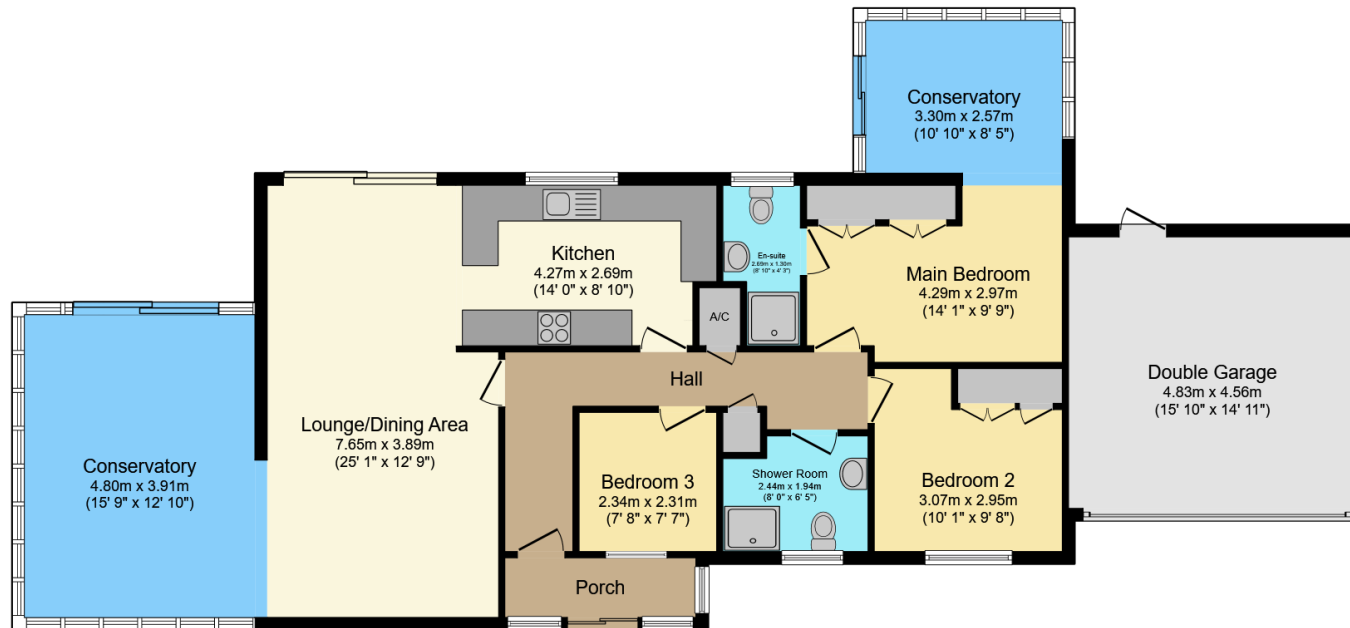
The Double Garage provides even more practicality, featuring an electric roller door, additional space for domestic appliances, overhead storage, and housing for the gas fired boiler.

The current owner has made numerous significant upgrades to the property, including newly tiled insulated conservatory roofs that allow for comfortable year-round use, the addition of the entrance porch, a new wooden storage shed, and the construction of the home office/studio.

This truly exceptional detached bungalow offers impressive and highly versatile living accommodation with a high quality finish throughout. Thoughtfully designed, beautifully maintained, and move-in ready, it presents a rare opportunity to acquire a stylish and comfortable home in a prime location. With its combination of space, privacy, and contemporary features, this remarkable property is sure to appeal to those seeking a turn-key residence in one of North Devon's most desirable coastal settings.

Council Tax Band

E – Torridge District Council



TOTAL: 142.2 m² (1,530 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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Area Information

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. You'll never be short of places to eat and drink with Appledore, Bideford and Abbotsham on your doorstep with their cornucopia of restaurants and pubs.

It's within short driving distance of the Atlantic Highway (A39) that is the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Bideford, Braunton, Croyde and Ilfracombe.

Directions

From Bideford Quay proceed towards Northam bypassing the village and taking the next left hand turning onto Bay View Road. Continue to the far end of the road and upon reaching the junction, continue straight onto Cornborough Road. Take the fifth right hand turning into Gainsborough Drive. Rudyard Way will be found the first turning on your left hand side with number 4 being clearly visible.

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 and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 66 | 76 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

