



Bond  
Osborough  
Phillips

*Changing Lifestyles*

Nereide  
36 Beach Road  
Westward Ho  
Bideford  
Devon  
EX39 1HQ

**Asking Price: £295,000 Freehold**



Changing Lifestyles

01237 479 999  
bideford@boproperty.com

Nereide, 36 Beach Road, Westward Ho, Bideford, Devon, EX39 1HQ



## A DETACHED BUNGALOW OCCUPYING A CONVENIENT LOCATION

- 3 Bedrooms (1 En-suite Cloakroom)
- Bright & spacious Lounge / Dining Room overlooking the private rear garden
  - Contemporary style Kitchen
    - Principal Bathroom
- Attractive & practical low-maintenance gardens with useful storage
  - No onward chain
- This property combines a superb location with the potential to create your ideal home
- Early viewing is highly recommended to avoid disappointment



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## Overview

**Nestled in one of the village's most desirable roads, this detached bungalow presents a rare opportunity to enjoy a lifestyle within a short, level walk of the village centre. Its convenient location places you close to an array of amenities, including the sandy beach, the scenic Northam Burrows Country Park and the adjoining Royal North Devon championship Golf Course.**

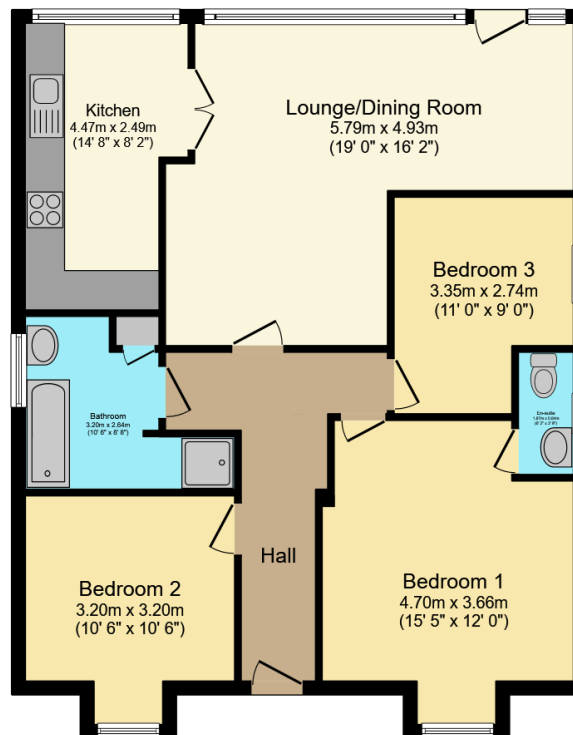
**The property features charming whitewashed rendered elevations and double bay windows at the front, offering versatile accommodation with the potential for remodelling if desired. At the heart of the home, the central Reception Hall leads into a bright and spacious Lounge / Dining Room that overlooks the private rear garden and connects seamlessly to a contemporary style Kitchen.**

**There are 3 Bedrooms, with the Master Bedroom benefiting from an En-suite Cloakroom. The property also includes a principal Bathroom. The gardens, designed for low-maintenance, are both attractive and practical, with useful storage available in the rear garden.**

**Available with no ongoing chain, this property combines a superb location with the potential to create your ideal home. Early viewing is highly recommended to avoid disappointment.**

### **Council Tax Band**

C - Torridge District Council



### Floor Plan

Floor area 85.8 m<sup>2</sup> (923 sq.ft.)

TOTAL: 85.8 m<sup>2</sup> (923 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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## 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. At the Heywood Road roundabout, continue straight across signposted Northam / Westward Ho! and proceed without deviation on Heywood Road as the road descends and ascends back up the hill. Proceed straight ahead to Westward Ho! continuing down the hill onto Atlantic Way. Take the right hand turning onto Beach Road. Number 36 will be found at the bottom of the road 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 and 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 available 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.

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## We are here to help you find and buy your new home...

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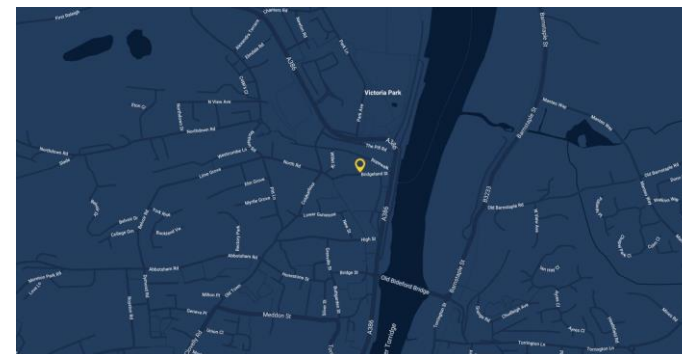
### Have a property to sell or let?

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.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

**01237 479 999**

for a free conveyancing quote and  
mortgage advice.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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	