



4 Commons Mews

Atlantic Way, Westward Ho! Bideford, Devon EX39 1JG

Offers in Excess of: £250,000

HARDING & CO
ESTATE AGENTS & VALUERS

Superbly situated at the end of a private cul-de-sac only a relatively short distance from the beach is 2 bedroom bungalow within an extremely generous level plot with garage.

The character single-storey dwelling sits vacant and has been renovated throughout with improvements that include: A new roof, a stylish fitted kitchen with a view out to the sea, a well equipped bathroom, new electric heating, new carpets and neutral decoration throughout.

The property offers unique off-road parking for at least four vehicles, a single car garage as well as a lovely enclosed front and rear gardens with greenhouse and small conservatory.

No Chain

Westward Ho! is a popular seaside resort famous for its pebble ridge and long promenade, along with approximately three miles of lovely sandy beach. Behind the pebble ridge lays Northam Burrows Country Park, and The Royal North Devon Golf Club. Local amenities in the centre of Westward Ho! Offer a good range of shopping facilities, restaurants, cafés and public houses.



Outside Space

Making this property a very attractive proposition is the gardens... A large driveway suitable for many vehicles can be found at the front of the property leading to an integral single car garage. A south-facing walled garden to the front and a sizable rear garden to the rear that offers a high degree of privacy.

Services: Main' services connected, PVCu double glazing and electric heating.

Council Tax Band: B

Energy Performance Rating: TBC

Directions: From Bideford proceed towards Northam until reaching the Heywood Roundabout, take the second exit following signs to Westward Ho! and Northam. Continue along this road passing the Durrant House Hotel on the right-hand side. Continue in to Westward Ho! past the speed camera on the left, 100 yards further on Commons Mews can be found on the right-hand side, approached off Tadworthy Rd. No 4 can be found after a short distance on the right-hand side.





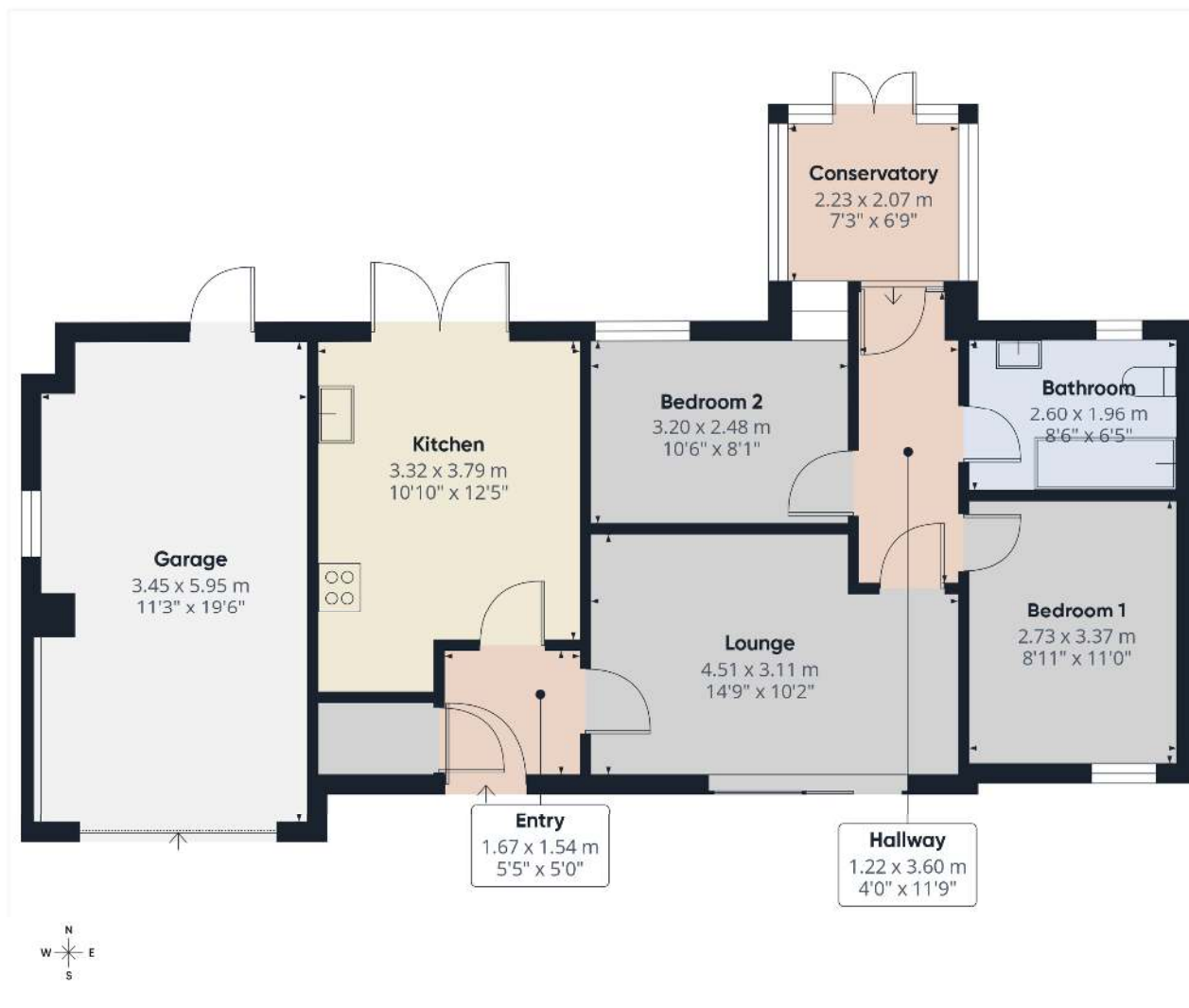
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Approximate total area^m
83.6 m²
899 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

