




2 Sea View Avenue, Westward Ho!, Devon EX39 1WJ


Guide price £499,999

The Harbour is a truly unique 4 bed (3 bath/shower rooms, 2 en-suite) detached home carefully designed to optimise modern family living. This property has a reverse living layout with 3 generous sized bedrooms on the ground floor and on the 1st floor you will be impressed by the open plan living, dining area and fully fitted kitchen, which is full of light and has bi-fold doors opening to a sun deck. There is also a master bedroom with en-suite on this level.

The Tadworthy site by NG Homes, offers a choice of individual and innovative designs ranging from bungalows to large family homes with an array of choices on their finishings ensuring each home is unique and personal to you. The development is conveniently located off Golf Link's Rd, and is within walking distance of RND Golf Club, Westward Ho's village and the beach.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

