



23 Boulevard Way, Bideford, Devon EX391WF

Guide price £585,000

The Bay offers the best of modern town house living, with accommodation over 3 floors and 2 beautiful balconies. On the ground floor is a spacious kitchen diner, utility room and integral garage. On the 1st floor there is a generous living area with access to an open terrace plus two bedrooms (1 en-suite). On the 3rd floor is the master bedroom with en-suite and Juliet balcony, together with a 4th bedroom, also with an en-suite.

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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