



8 Blyth Court
Westward Ho!, Bideford, Devon EX39 1XF

Price Guide: £375,000

A delightful detached bungalow with a south-facing rear garden, garage/driveway - situated in the charming cul-de-sac of Blyth Court, Westward Ho! close to the lovely Torrs.

With three well-proportioned bedrooms, this bungalow provides ample space for relaxation and privacy. The heart of the home is enhanced by a lovely open plan lounge/dining room with an outlook front and rear and direct access to the kitchen.

The accommodation briefly comprises; a large lounge/dining room with bay window, fitted kitchen with adjoining utility room, three bedrooms (1 en-suite), separate bathroom,, garage & driveway. The property is double glazed with full gas central heating. There is a front garden and a very generous enclosed rear garden - mostly laid to lawn with a patio and some attractive planting.

One of the standout features of this property is its proximity to the stunning Westward Ho beach, which is just a few minutes away.

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.

Accommodation:

Dining Area

13'0" (3.99m) x 8'7" (2.62m)

Living Area

16'9" (5.12m) x 12'5" (3.78m)

Kitchen

9'10" (3.01m) x 9'0" (2.75m)

Utility Room

7'7" (2.32m) x 4'3" (1.30m)

Bedroom 1

10'09" (3.28m) x 10'2" (3.10m)

En-Suite Shower Room

6'7" (2.02m) x 4'9" (1.46m)

Bedroom 2

9'0" (2.76m) x 8'6" (2.59m)

Bedroom 3

10'05" (3.19m) x 6'9" (2.08m)

Bathroom

6'6" (1.99m) x 5'7" (1.72m)

Garage

16'3" (4.97m) x 8'5" (2.58m)

Outside

Private driveway with parking for one/two vehicles to the front of the property leading to the garage. To the rear is a mature garden laid mainly to lawn with patio area. Additional storage to the side of the property.

Services:

UPVC double glazing, gas central heating and solar panels, mains electric, water and drainage.

Council Tax Band: E

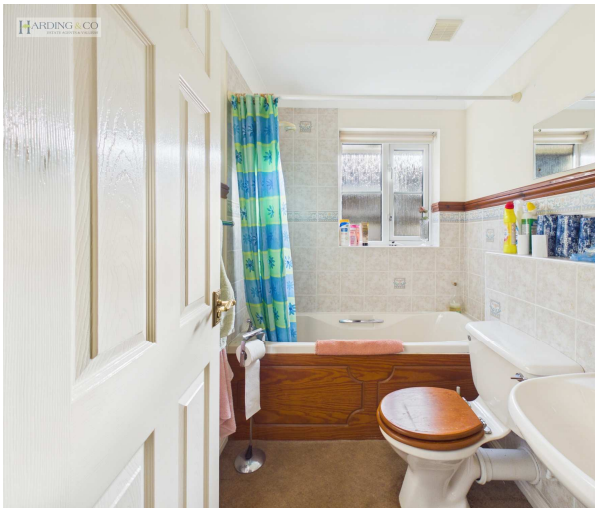
Energy Performance Rating: TBC

Local Authority is Torridge District Council.

Directions

From Bideford proceed towards Heywood Roundabout. Take the 1st exit from roundabout onto A39 toward Bude, then take go right onto Buckleigh Road (B3236) toward Westward Ho!. Turn left onto Cornborough Road then right onto Francis Drive, then turn left onto Francis Drive. Turn left onto Blyth Court.





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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.

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.

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