



9 College Close



Westward Ho! beach and amenities all within walking distance.

A well presented chalet bungalow within walking distance of the beach and all amenities.

- Detached chalet bungalow
- Three double bedrooms
- Recently refurbished throughout
- No onward chain
- Enclosed sunny garden
- Within walking distance of the beach
- Great main home, second home or Holiday let
- Freehold
- Council tax band D

Guide Price £455,000

SITUATION

This property is situated in a quiet cul-de-sac on the outskirts of Westward Ho! but is with a short walk to all the village amenities and the brilliant blue-flag three mile long safe and sandy beach that adjoins the Northam Burrows Country Park and the Royal North Devon Golf Club. In addition, there is an excellent range of amenities including pubs, cafes, two small supermarkets and diverse range of places to eat including popular Italian, Thai and Moroccan restaurants. The South West Coast Path, which affords walks with stunning vistas of the rugged North Devon coastline is also within easy reach on foot or cycling. The nearby village of Appledore has a range of amenities including a public slipway, cafes, restaurants, Post Office/delicatessen, galleries, pubs, a hotel and a primary school.

The larger port and market town of Bideford is located just over 2 miles away and sits on the banks of the River Torridge and has a wider range of amenities. Barnstaple offers all the area's main business, motorway access, train station, shopping and commercial venues. The North Devon Link Road is easily accessible with Exeter around 32 miles away and Tiverton just 50 minutes with Tiverton Parkway offering fast service trains to London Paddington in a further 2 hours.

DESCRIPTION

9 College Close is a detached chalet bungalow set within a quiet residential cul-de-sac and is within a short walk of Westwood Ho! and the beach. The accommodation is spacious, well presented and has recently been modernised throughout. The property benefits from ample off road parking for a number of vehicles and a private, enclosed garden which is a real sun trap! There is also a communal residents only outdoor heated swimming pool which this property has

access to. (Heated in the summer months) This is certainly a property that needs to be seen to be fully appreciated and could well suit as a main home, second home or successful holiday let/Airbnb

ACCOMMODATION

Front door leads into the entrance hall, from here you have access to; The spacious Lounge/diner which is a brilliant space for entertaining with a large bay window to the front enjoying views out towards the swimming pool. The Kitchen which is fitted with a good range of higher and lower units with freestanding oven and gas hob, door to rear porch/utility with undercounter storage, space for fridge/freezer and plumbing for white goods and access to the garden. Bedroom 1 is a generous double bedroom with space for a dressing area and French doors opening out to the rear garden. Cloakroom with WC and hand wash basin.

On the first floor there are two additional double bedrooms and a stylish family bathroom fitted with WC, heated towel rail, twin sinks with vanity unit and side panel bath with shower attachment

OUTSIDE

To the front of the property is driveway parking for a number of vehicles and single garage.

The attractive east facing rear garden is private, secluded and has been designed with ease of maintenance In mind being laid primarily with slabbing but surrounded by an assortment of plants and shrubs.

COMMUNAL CHARGES

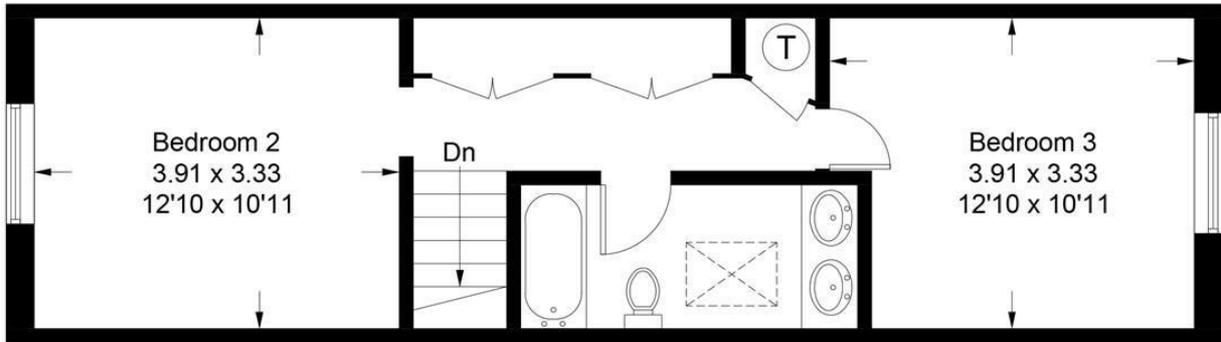
We understand there is a quarterly service charge towards the communal facilities including the swimming pool which is currently set at £161.80 per quarter.

SERVICES

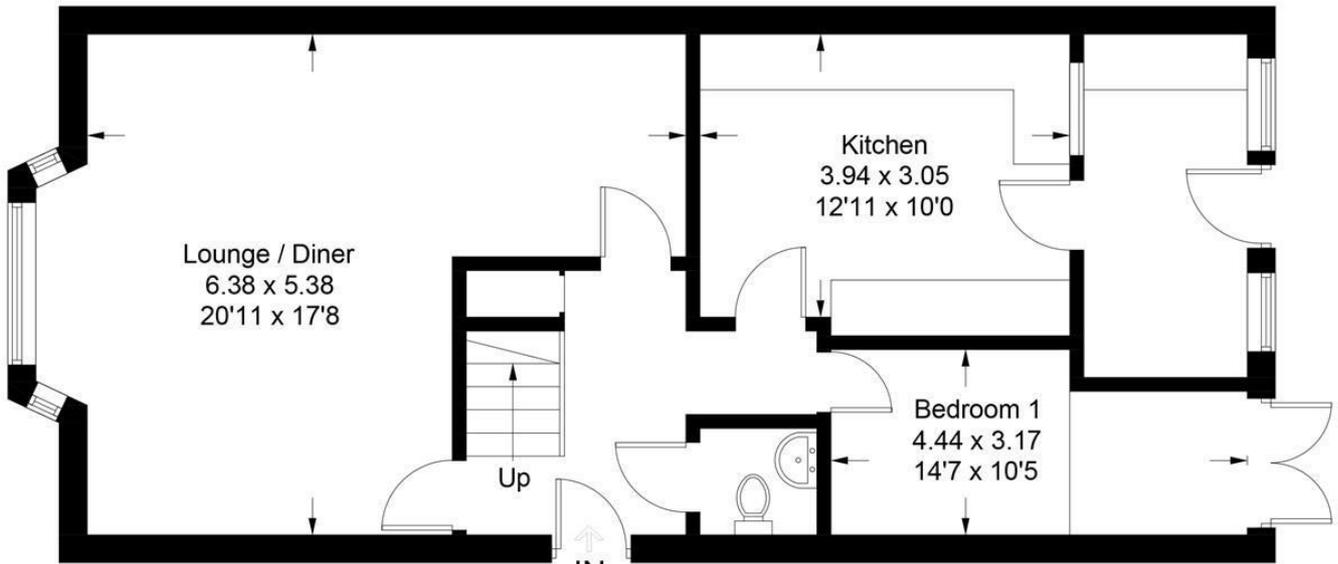
Mains connected. Gas central heating.



Approximate Gross Internal Area = 110.2 sq m / 1186 sq ft



First Floor

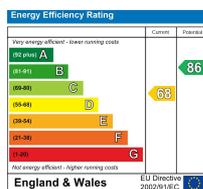


Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID872682)

These particulars are a guide only and should not be relied upon for any purpose.

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