

DRAFT



A DETACHED 2/3 BED BUNGALOW LOCATED IN A MOST DESIRABLE LOCATION, BENEFITING FROM UPVC DOUBLE GLAZING, CENTRAL HEATING, CONSERVATORY ADDITION & BEING A FAIRLY EASY WALK TO THE VILLAGE CENTRE & BEACH.

- Porch
- Entrance Hall
- Cloak Room
- Lounge
- Wet Room
- 3 Bedrooms
- Outside Utility Room
- Drive Way with Parking for 2 Cars
- Garage

Beach Road is a particularly attractive wide and leafy avenue conveniently placed within a reasonable walk of Westward Ho! village centre where there is a good range of local shops, seaside amenities and access to the long sandy beach. Nearby is the local Royal North Devon Championship Golf Course and miles of unspoilt cliffside walks. Regular bus services commute to the nearby village of Northam where there are local Junior and Infants Schools and onwards to the Port and Market town of Bideford approximately 3 miles.

SERVICES: All mains services. Gas fired central heating. Double glazed windows.

COUNCIL TAX BAND: C.

DIRECTIONS TO FIND: From Bideford proceed in a northerly direction passing through the Heywood Road roundabout at the end of the Torridge Bridge continuing past Northam village and into Atlantic Way. Approximately half way along this route turn right down into Beach Road where the property will be found on the right-hand side displaying its number and a For Sale board.

The accommodation is at present arranged to provide (measurements are approximate):-

PORCH: uPVC double glazed door to:-

ENTRANCE HALL: Radiator, cloaks rack, hatch to loft with access ladder and being well insulated.

CLOAK ROOM: Low level WC, wash basin with tiled splash back, shelving with cloaks rack, Airflow extractor fan and vinyl flooring.

LOUNGE: 16'03 x 11'11 (4.95m x 3.63m) Fireplace with wooden surround and mantle. Coving, fitted carpet and radiator.

WET ROOM: Low level WC, tiled easy access shower area with Mira shower fitted and water resistant non-slip flooring. Grab handles, mirror, strip light with shaver point, radiator, Manrose extractor fan and Dimplex wall heater

KITCHEN: 13'04 x 9'09 (4.06m x 2.97m) Working surface incorporating single drainer stainless steel sink unit with tiled splash back, cupboards and drawers with matching wall units. Diplomat 4 ring gas hob, Diplomat Soft-line eye level gas double oven, wall mounted Worcester boiler, radiator and fitted carpet tiles.

CONSERVATORY: 9'11 x 8'03 (3.02m x 2.51m) Radiator, fitted blinds and carpet. uPVC double glazed door to rear garden.

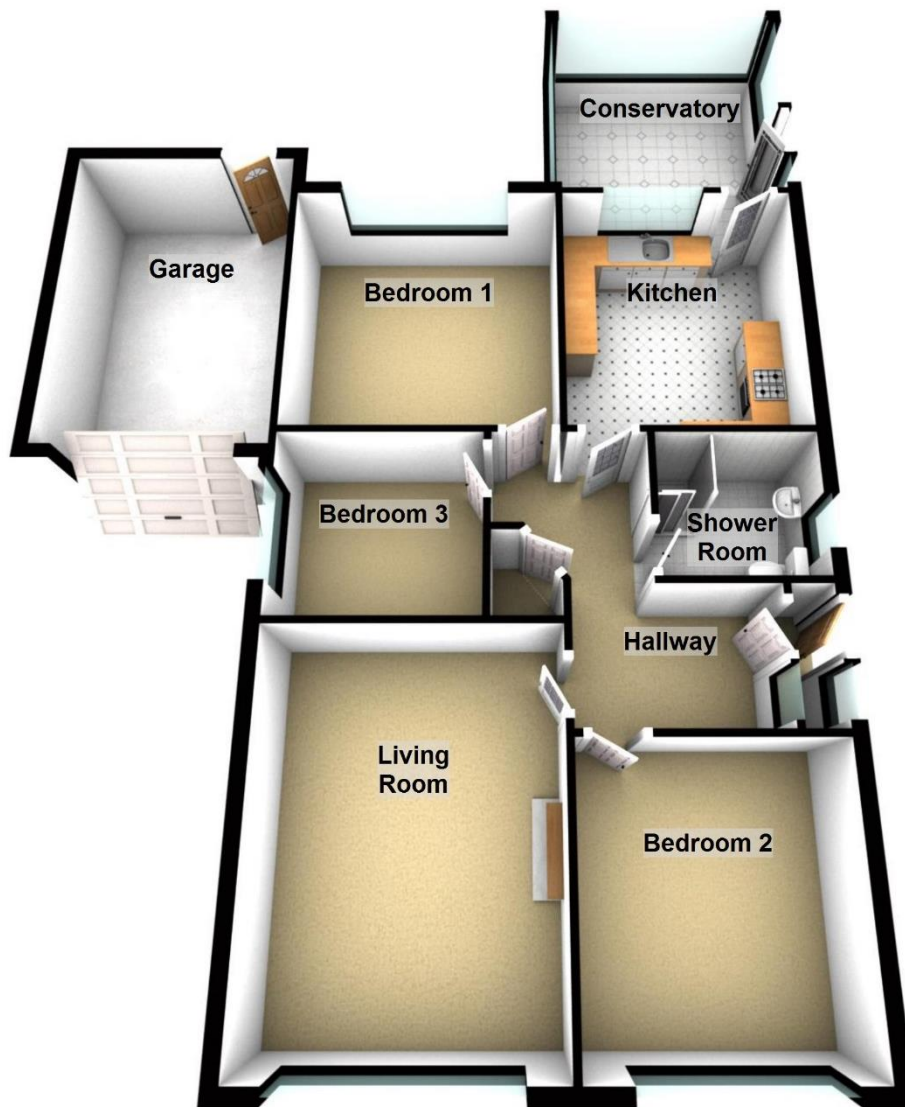
BEDROOM 1: 12'01 x 11'11 (3.68m x 3.63m) Coving, fitted carpet and a radiator.

BEDROOM 2: 11'02 x 9'11 (3.4m x 3.02m) Coving, built in cupboards, radiator and fitted carpet.

BEDROOM 3/DINING ROOM: 8'10 x 8' (2.69m x 2.44m) Coving, radiator and fitted carpet.


OUTSIDE: To the front of the property is a level lawn and a gated drive way with parking for at least 2 cars leading on to the GARAGE 17'11 x 8'04 (5.46m x 2.54m) comprising up and over door, fitted shelving, power and light. Side gates takes you into the REAR GARDEN which is mainly paved with small shrubs, trees and some large vegetable plots. There is also a green house and an outside water tap. An external UTILITY ROOM has been erected with plumbing and space for washing machine, freezer and plenty of storage.





FOR IDENTIFICATION ONLY – NOT TO SCALE

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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The accuracy of these particulars is not guaranteed nor do they form part of the Contract.
 Applicants should verify details by personal examination and enquiry.