



38 College Close  
Westward Ho! Bideford, Devon EX39 1BL

Price Guide: £550,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS

A spacious 3 bed detached bungalow, situated at the end of a quiet cul-de-sac in a lovely corner plot with plenty of parking to the front and the added benefit of vehicular access at the rear with extra parking and a garage.

College Close comprises a number of similar properties overlooking a communal garden with swimming pool, for the sole use of college close residents. The generous accommodation could be adapted to incorporate annexe accommodation if required.

College Close is situated off Bay View Road, which runs along the cliff top overlooking the Northam Burrows Country Park, and the coastal resort of Westward Ho! with its blue flag sandy beaches, local amenities including pubs and eateries. Also nearby are the villages of Abbotsham with its post office and junior school and Northam with its health and dental centres. The South West Coast Path is easily accessible off the nearby Kipling Torrs offering superb walks with stunning vistas along this rugged coastline. The port and market town of Bideford is approximately 2 miles away offering a wider range of amenities. Barnstaple, North Devon's regional centre is approximately 10 miles distance and offers all the areas main shopping, business and commercial venues.



## Accommodation:

### Reception Hall

### Lounge

17' 11" (5.46m) x 13' 6" (4.12m)

### Conservatory

15' 2" (4.63m) x 12' 5" (3.79m)

### Kitchen

13' 7" (4.13m) x 9' 3" (2.82m)

### Dining Room

16' 7" (5.06m) x 13' 9" (4.2m)

### Sun Room

19' 9" (6.02m) x 15' 2" (4.62m)

### Utility Room

10' 11" (3.33m) x 8' 7" (2.62m)

### Study

8' 8" (2.63m) x 6' 7" (2m)

### Family Bathroom

### Bedroom One

11' 7" (3.54m) x 13' 0" (3.97m)

### Ensuite Shower Room

### Bedroom Two

11' 10" (3.61m) x 8' 9" (2.66m)

### Bedroom Three

8' 10" (2.68m) x 7' 0" (2.14m)

### Outside

This property is situated in a generous corner plot and to the front comprises private driveway and pathway leading to the front of the property, large expanse of lawn with raised flower borders. Pedestrian side gate to the rear garden which is on 2 sides of the property laid mainly to lawn and enclosed on all sides by walling or fencing, there are a variety of flower and shrub beds with a

paved terrace directly to the rear of the sunroom and a further large paved terrace along the rear boundary of the garden.

### Potting Shed 16' 5" (5m) x 9' 9" (2.98m)

**Detached Garage** with up and over door **11' 11" (3.64m) x 24' 10" (7.57m)**.

**Services:** All mains' services connected, PVCu double glazing and gas fired central heating.

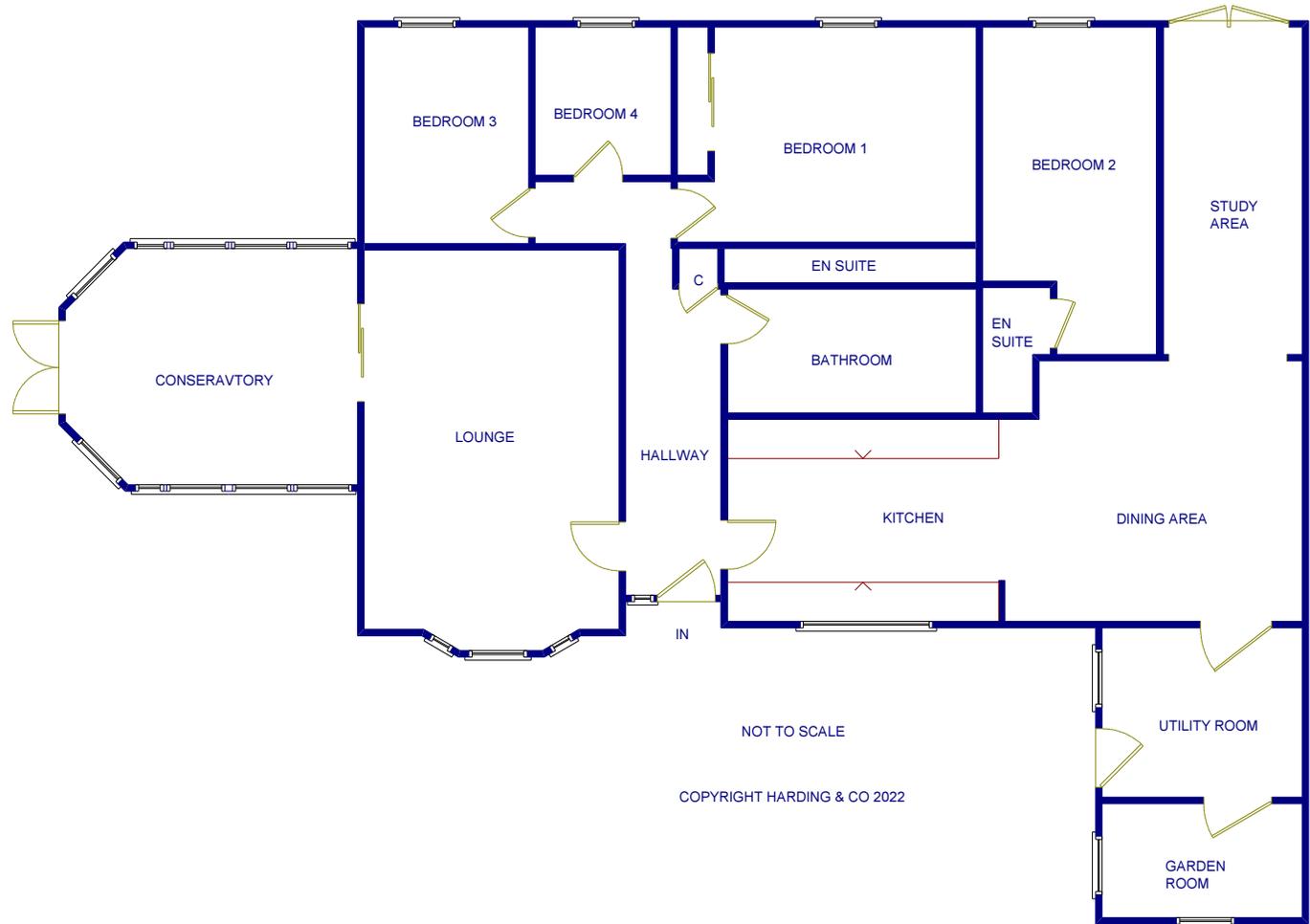
**Council Tax Band:** E

**Energy Performance Rating:** C

### Directions

From Bideford continue towards the Heywood Road Roundabout; take the first exit left onto the A39. Take the first right into Buckleigh Road (B3236). Follow the road past Buckleigh Grange and take the next right into Bay View Road and then right again into College Close. Follow the road past the pool, Number 38 will be found in the top right-hand corner with our **Harding & Co.** FOR SALE board clearly displayed.





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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.

