



Fairfield, Park Avenue
Westward Ho! Bideford, Devon EX39 1LP

Price Guide £395,000

HARDING & CO
ESTATE AGENTS & VALUERS

A rare opportunity!! A detached bungalow situated at the end of a quiet cul-de-sac with a very generous and level garden plot with driveway and garage - within a short, level walk of Westward Ho! shops and the beach. The accommodation is spacious and comprises a good size lounge and dining room, kitchen, 2 double bedrooms, shower room, additional cloakroom, and garden room. There is plenty of scope to extend or convert the attic. Early viewing advised

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

Sitting Room

14'9 x 16' (4.54m x 4.87m)

Dining Room

9'9 x 9'9 (3.0m x 3.0m)

Kitchen

12'9 x 9'9 (3.93m x 3.0m)

Shower Room

9'9 x 5'9 (3.0m x 1.3m)

Bedroom 1

11'7 x 9'9 (3.58m x 3.0m)

Bedroom 2

12'9 x 9'9 (3.93m x 3.0m)

Garden Room

9'9 x 6'4 (3.0m x 1.95m)

Integral Garage

14'9 x 9'5 (4.54m x 2.88m)

Outside

To the front of the property is a driveway and off-road parking for upto 3 vehicles and access to the GARAGE. The garden is of particular note and a real selling feature – it is a very generous but level plot, mainly laid to lawn with some mature trees, bushes and borders. There is a patio and a timber summer house/shed.

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

Council Tax Band: C

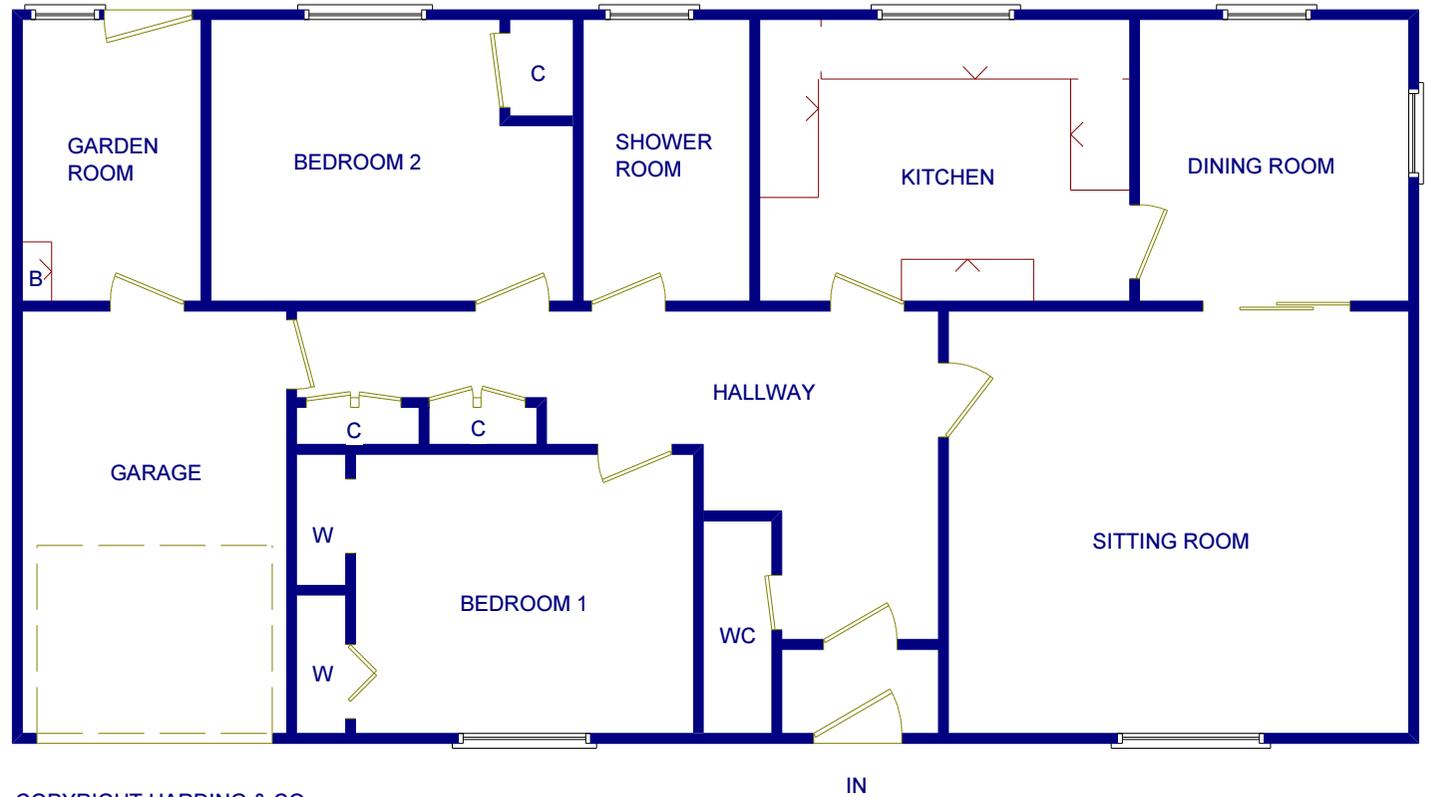
Energy Performance Rating: D

Directions

From Bideford proceed towards Northam until reaching the Heywood Roundabout, take the second exit following signs to

Westward Ho! and Northam. Continue along this road passing the Durrant House Hotel on the right-hand side. Continue in to Westward Ho! along Atlantic Way past the speed camera on the left proceeding for at least 0.25 miles. Take a right into Avon Lane and travel to the very bottom of the hill where Park Avenue is on the left. Fairfield is situated at the end of the cul-de-sac on the left.





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NOT TO SCALE

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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.

