



BRIGHTS
ESTATE AGENTS



2 ENSIGN COURT, WESTWARD HO!, BIDEFORD. EX39 1UN
GUIDE: £225,000

Well located semi detached 2 bed property with attached garage and driveway. Offering comfortable accommodation with gas fired central heating and upvc double glazed window although would benefit from some cosmetic updating. Situated not far from the village facilities and beach. Available with no onward chain.



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Ensign Court is situated on the outskirts of Westward Ho! but still benefits from being a reasonably easy (and almost level) walk from the village centre, which has a good selection of local shops, and the long sandy beach with adjoining Northam Burrows which forms part of the Royal North Devon Links championship Golf course.

From Golf Links Road there are regular bus services giving easy access out of the village with Northam village being just half a mile distant, whilst the Port and Market town of Bideford is within two and a half miles.

SERVICES: All mains connected. Gas fired central heating Upvc double glazed windows.

COUNCIL TAX BAND: B

TENURE: Freehold

DIRECTIONS TO FIND: From Bideford Quay proceed towards the A39 North Devon Link Road, at the main roundabout proceed straight across, as signposted to Westward Ho! Follow this road which leads directly into Westward Ho! and once in the village turn right into Beach Road and continue to the bottom. Turn right again into Golf Links Road, proceed on for a further few hundred yards turning right into Kingsley Park and the entrance to Ensign Court will be found first on the left.

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

GROUND FLOOR

Composite style entrance door to:-

ENTRANCE HALL: 8'3" x 6' (2.51m x 1.82m) Central heating radiator. Staircase to first floor. Modern (metal) electric consumer unit. Vinyl floor covering.

KITCHEN: 8'3" x 6'9" (2.52m x 2.07m) Upvc double glazed window with front access and fitted roller blind. 'L' Shaped working surface incorporating stainless steel single drainer sink unit and 4 ring gas hob with electric oven and a range of cupboards and drawers below with recess space for 2 appliances (plumbing for washing machine). Matching wall cabinets. Ample space for fridge/freezer. Central heating radiator. Vinyl floor covering.

LIVING ROOM: 15'1" x 13'2" (4.84m x 4.01m) narrowing to 10' (3.06m) Understairs store cupboard. Double glazed sliding patio doors to the rear garden. Central heating radiator. Carpet as laid.

FIRST FLOOR

LANDING: Airing cupboard with slatted shelving and electric heater. Hatch to loft space. Carpet as laid.

REAR BEDROOM 1: 13'2" x 10'8" (4.02m x 3.26m) narrowing to 7'9" (2.36m) 2 Upvc double glazed windows which enjoy glimpses to the Burrows and Estuary. Central heating radiator. Carpet as laid.

FRONT BEDROOM: 13'6" x 6'11" (4.11m x 2.1m) Upvc double glazed window. Central heating radiator. Carpet as laid.

BATHROOM: 6'2" x 6' (1.87m x 1.82m) Panelled bath with electric shower over. Pedestal wash hand basin. Low level wc. Wall mounted mirror and medicine cabinet. Central heating radiator. Vinyl floor covering.

OUTSIDE

Small stone chipped frontage with most useful **BIN STORE**.

Side tarmac driveway gives access to:

ATTACHED GARAGE: 16'8" x 8'3" (5.08m x 2.53m) Up and over door. Power and light connected. Open rafter storage. Upvc double glazed pedestrian rear door to the garden.

24' x 15'10" (7.36m x 4.85m) Enclosed **REAR GARDEN** being laid to lawn with stone chipped borders and paved patio area.



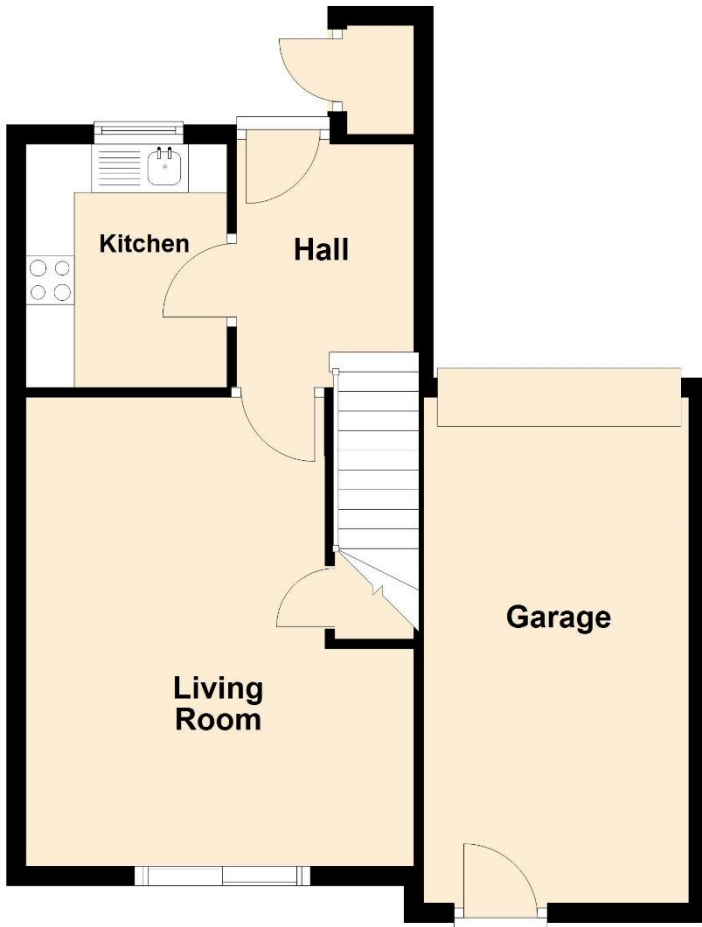
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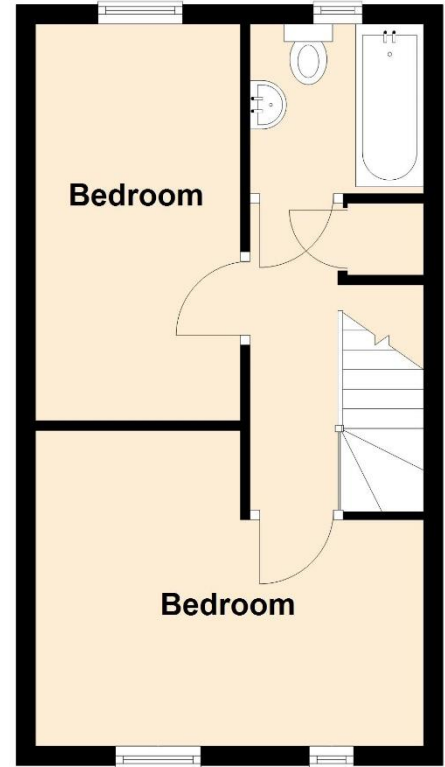
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Ground Floor



First Floor



NOT TO SCALE – FOR IDENTIFICATION ONLY

Total area: approx. 75 sq. metres (811 sq. feet)

CONSUMER PROTECTION ACT FROM UNFAIR TRADING REGULATIONS 2008 - The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check availability of any property and make an appointment to view before embarking upon any journey to see a property.

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.

ANTI MONEY LAUNDERING REGULATIONS - It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your co-operation in this matter to ensure there is no unnecessary delay in agreeing your purchase, subject to contract. We will inform you of the process once your offer has been accepted subject to contract.

Chartered Valuation Surveyors, Estate Agents and Auctioneers. Est. 1982

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	85
England & Wales		EU Directive 2002/91/EC	

