



**The Sands, Plot 83**     **Price: £365,000**  
Sea View Avenue, Westward Ho, Bideford, Devon EX39 1WJ

**HARDING & CO**  
ESTATE AGENTS & VALUERS

The Sands is a brand new high quality 3 bedroom semi-detached family house with driveway and gardens situated just off Golf Links Road in desirable Westward Ho! This particular property is very spacious and well designed with a master en-suite and extras such as a downstairs cloakroom and a separate utility area.

The Tadworthy site by NG Homes, offers a choice of individual and innovative designs ranging from bungalows to large family homes with an array of choices on their finishings ensuring each home is unique and personal to you. The development is conveniently located off Golf Link's Rd, and is within walking distance of RND Golf Club, Westward Ho's village and the beach.

In the wider area, you're only a short drive from the popular fishing village of Appledore and market towns of Barnstaple and Bideford where you will find major supermarkets, shops and restaurants. The local primary school is located within walking distance, situated in Northam and the secondary school is just a 10 minute drive away in Bideford.

### **Accommodation comprises:**

Kitchen/Diner 4.80m x 4.08m

Lounge 4.80m x 3.56m

Utility

Bedroom One 4.80m x 2.97m leading to Ensuite

Bedroom Two 2.53m x 4.10m

Bedroom Three 2.15m x 2.88m

Bathroom

### **The Specification**

#### **Internal**

- Smooth finish skimmed walls and ceilings with white décor throughout.
- Interior panelled doors with polished chrome lever handles.
- Mains operated smoke alarms.
- TV points in lounge and all bedrooms.
- Openreach FTTP broadband installed.
- BT point in lounge and main bedroom.
- USB points to kitchen, lounge and main bedroom.
- Gas central heating
- Down lighters to hall, kitchen/diner and bathrooms.

#### **External**

- Advantage 10 year Build Warranty
- A mix of timber frame and traditional masonry construction with maintenance free cladding and coloured render finish.
- Natural slate roof tiles,

- uPVC double glazed windows and patio doors with multi point security locks.
- Paved patio areas.
- Composite coloured front door.
- uPVC maintenance free gutters, downpipes, fascia's and soffits.
- Close board timber fencing to all properties.

#### **Kitchen**

- Soft close base and wall units.
- High quality laminated worktops with matching up stand.
- High quality stainless steel appliances, oven, hob and extractor hood.
- Integrated fridge/freezer
- 1.5 bowl sinks
- Plumbing and electrics provided for optional dishwasher and washing machine.
- Glass splash-backs behind hobs.

#### **Bathroom, Cloakroom, en-suite**

- Quality white sanitary ware with chrome taps and fittings.
- Mains shower.
- Shaver points and extractor fans to bathroom and en suite.
- Chrome towel rails to bathroom and en suite.
- Wall tiles from a selected range.



## HOUSE TYPE F - SANDS



**NGHOMES**  
SOUTH WEST

*Tadworthy  
Westward Ho!*

**aii**  
mccaren

Architecture | Interior | Access

SEA Project Ref. (Internal) 19021

| Rev | Date       | Notes                 | By |
|-----|------------|-----------------------|----|
| PS  | 24.08.2021 | Gate Plans            | JB |
| PF  | 02.09.2021 | Gate Plans Revision 2 | JB |

DO NOT SCALE. All dimensions to be checked on site and verified before construction or manufacture of any element. Any discrepancy to be reported in writing to the Architect immediately it is discovered. Copyright Reserved

## Energy Saving Homes

- High performance insulation to roof, ground floor and external walls.
- Digital heating programmer.
- Radiators with thermostatic controls.

**Services:** All mains connected including solar panels.

**Energy Performance Certificate:** Projected B

**Council Tax Banding:** C

**Directions:** From the Heywood A39 roundabout continue towards Westward Ho! passing the Appledore turning taking the next right signposted Northam. Follow Fore Street down the hill to the village centre, turn right and immediately bear left into Sandymere Road. Continue down this road and turn left into Golf Links Rd. Pass the RND Golf Club on the right and at the new roundabout turn left.

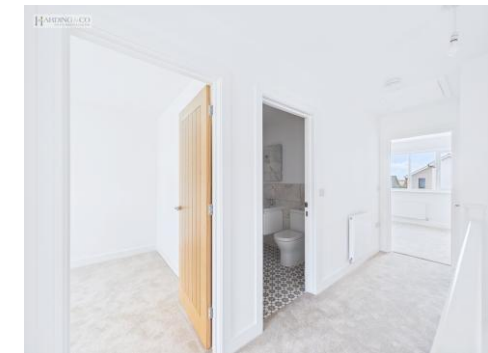
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**MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

