



17 Woodpecker Close
Westward Ho! Bideford, Devon EX39 1GS

Price Guide: £235,000

A uniquely spacious and beautifully presented modern (nearly new) semi-detached property with two extremely generous bedrooms, a lovely lounge, an excellent fitted kitchen overlooking the garden, a family bathroom and a utility/cloakroom.

There are two allocated parking spaces to the front and a well maintained lawned garden with patio to the rear. The house being semi-detached also enjoys access to the rear via a pathway to the side – which is excellent for bikes and refuse.

The house is superbly decorated and in immaculate order throughout – it is an opportunity to move straight-in and enjoy.

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. A regular bus service runs to the port and market town of Bideford (approx. 2 miles) where a wide range of shopping, banking and recreational facilities can be found.



Part Glazed Front Door to:

Hallway

Lounge

3.57m x 3.98m (11'8 x 13'0)

Kitchen

3.16m x 4.19m (10'4 x 13'9)

Downstairs Cloakroom

1.44m x 1.71m (4'8 x 5'7)

Master Bedroom

4.69m x 3.75m (15'4 x 12'3)

Bedroom 2

2.47m x 4.43m (8'1 x 14'6)

Bathroom

2.16m x 1.91m (7'1 x 6'3)

Outside

To the front of the property is on-road parking for two vehicles. To the rear, a lawned garden with a patio area for sitting along with space for a garden shed for storage. There is also a path from the front of the property which allows access to the rear garden.

Energy Performance Rating: B

Council Tax Band: C

Services

All main services are connected. Gas central heating, double glazing.

Directions

From Bideford Quay proceed along Kingsley Road to Heywood Road roundabout, take the first exit towards Bude. At the first set of traffic lights turn right towards Westward Ho!, continue for approximately 2/3 mile and the entrance to Taylor Crescent can be found on the left hand side, before the turning to Cornborough Road. Head towards Graham Way and take the second left into Woodpecker Close, No.17 can be found straight ahead after bearing left.





Invicta House, Kingsley Road,
Bideford, Devon EX39 2PS

t: 01237 476544

f: 01237 422722

e: bideford@hardingresidential.com

www.hardingresidential.com



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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.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

HB95 Ravensworth 01670 713330

