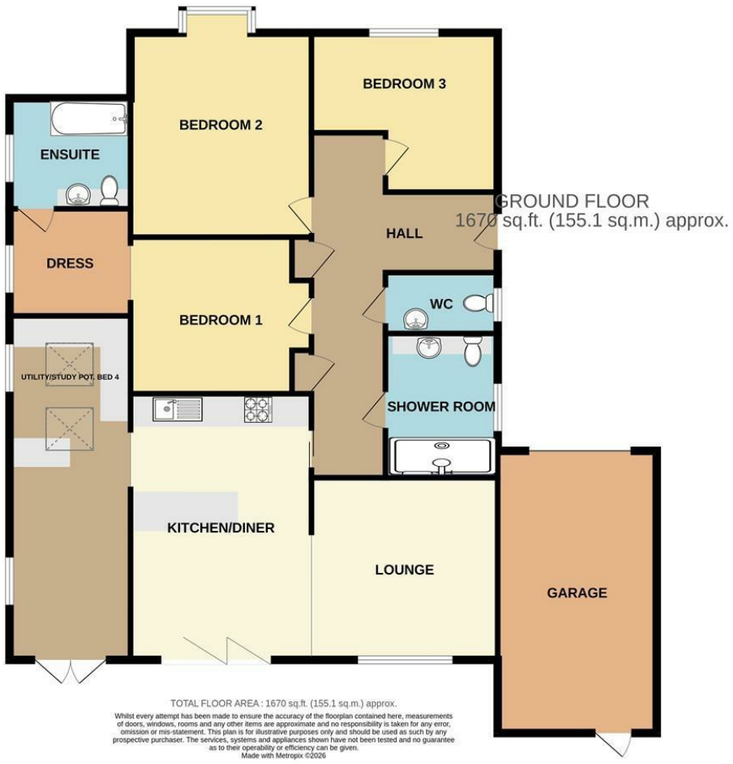
PhillipsSmith&Dunn
Buy. Sell. Let.
We value your property



Directions

From Bideford, head towards Westward Ho! via Atlantic Way. Upon reaching Avon Lane, turn right and continue along the road for approximately 0.1 miles and then turn left onto Dune View, where number 8 can be found at the end of the quiet no-through cul-de-sac.

Looking to sell? Let us value your property for free!

Call 01237 879797

or email bideford@phillipsland.com

8 Dune View

Westward Ho!, Bideford, Devon EX39 1UH

Offers In Excess Of

£495,000

- 3/4 Bedroom Detached Bungalow
- Open-Plan Kitchen/Dining Room
- MUST BE VIEWED
- Level Walking Distance To Westward Ho!
- Immaculately Presented
- Extended
- Versatile Property

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.
Our company registration number is 04753854 and we are registered in England and Wales.

Bideford 01237 879797 • Barnstaple 01271 327878 • Braunton 01271 814114
www.phillipsland.com barnstaple@phillipsland.com

A versatile three/four-bedroom detached extended bungalow that has been tastefully refurbished throughout, situated within the popular coastal village of Westward Ho! The property is within level walking distance of local amenities, pubs, restaurants, and the sandy beach.

On approach, you are greeted by a large driveway offering ample parking for up to four cars, with plenty of turning space. The property is nicely set back from the cul-de-sac, providing both privacy and seclusion.

Stepping inside, there is a spacious level entrance hall giving access to most of the rooms as well as a WC and useful storage cupboards. The kitchen/dining room and lounge have been thoughtfully remodelled by the current owners, now creating a lovely open-plan entertaining space with bifold doors leading out onto the rear garden. The patio area benefits from an electric awning - perfect for alfresco dining.

The kitchen flows seamlessly into the extension, which benefits from a further range of built-in storage cupboards and additional preparation space. This versatile area is currently used as a utility and hobby room but could easily be remodelled into a fourth bedroom or annexe space if required.

The extension also enhances the main bedroom by creating a dressing area and en-suite bathroom. There are also two further double bedrooms, both of which are well proportioned as well as a level access shower room.

Outside is where this property excels even further. The spacious feel continues into the beautifully landscaped yet low-maintenance garden, which has again been thoughtfully designed and laid out. There are many lovely spots to sit and enjoy the surroundings, with the sound of the waves crashing and even sea views from certain positions within the garden.

There is also convenient rear access to the garage. The garden can be accessed from both sides and wraps around the bungalow.

Services

All mains connected. Gas central heating.

Council Tax band

D

EPC Rating

TBA

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on
01237 879797

Situation

Westward Ho! is a highly sought-after coastal village in North Devon, offering a good selection of local amenities, along with its renowned golden sandy Blue Flag beach, adjoining pebble ridge, and the Royal North Devon Golf Club.

A short drive away is the working port and market town of Bideford, situated on the banks of the River Torridge. It provides an excellent range of facilities, including schooling for all ages and a variety of leisure amenities. Appledore, a former fishing village with quaint narrow streets and a picturesque quay, is just a few minutes away by car.

Barnstaple, North Devon's regional centre, is easily accessible via the A39 North Devon Link Road and offers the area's main shopping, business, and commercial facilities. It also provides convenient access to the A361 and onwards to Junction 27 of the M5, connecting to the national motorway network.

Room list:

Entrance Hall

Lounge
3.73 x 3.65
(12'2" x 11'11")

Kitchen Dining Room
5.38 x 3.03
(17'7" x 9'11")

Bedroom 1
3.63 x 3.06
(11'10" x 10'0")

Ensuite
2.32 x2.32 (7'7" x7'7")

Bedroom 2
3.09 x 3.17
(10'1" x 10'4")

Bedroom 3
3.09 x 3.06
(10'1" x 10'0")

Utility/Study Pot. Bed 4
7.35 x 2.19
(24'1" x 7'2")

Garage