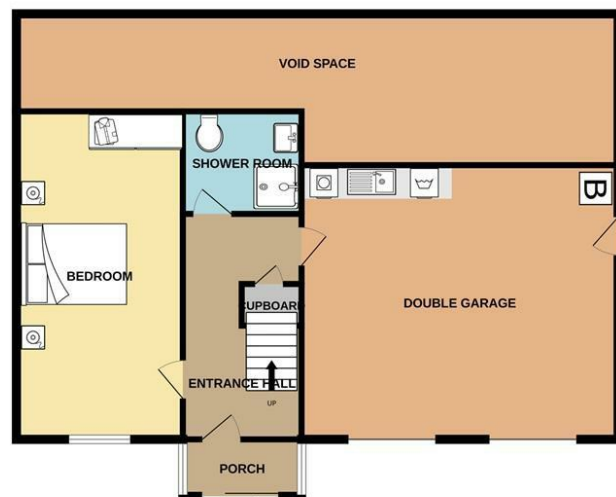


GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Reverse Level Coastal House

9 Pelican Close, Westward Ho!, Bideford, Devon, EX39 1XT

Guide Price

£475,000

- Luxurious Reverse Level Detached House
- Superb Coastal Views
- 1/2 Reception Rooms
- PVC Double Glazing
- Double Garage and Additional Parking
- Conservatory

- 3/4 Bedrooms
- Gas Radiator Central Heating
- Must Be Seen!!!!

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or email bideford@phillipsland.com

Directions

From Bideford Quay depart in an easterly direction, heading towards Heywood Road roundabout, whereby turn left onto the A39. Proceed onwards to a set of traffic lights where turn right towards Westward Ho!. After some distance you will come to a crossroads with Bay View Road on your right, where turn left into Cornborough. You will then need to take a turning on your right signed to Pelican Close, where upon proceeding into the close, bear around to the right where the property is located.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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- Room list:**
- Entrance Porch and Hall**
 - Ground Floor Bedroom**
4.98m x 2.64m (16'4" x 8'8")
 - Ground Floor Shower Room**
 - Landing**
 - Lounge**
5.79m x 3.48m (19' x 11'5")
 - Balcony**
 - Kitchen/Breakfast/Dining Room**
6.53m maximum x 5.54m maximum
(21'5" maximum x 18'2" maximum)
 - Conservatory/Family Room**
4.88m x 3.91m maximum (16' x 12'10" maximum)
 - Master Bedroom with En-suite**
4.57m maximum x 3.43m maximum
(15' maximum x 11'3" maximum)
 - Bedroom 3**
3.45m x 2.39m (11'4" x 7'10")
 - Family Bathroom**

Overview

9 Pelican Close was constructed circa 2003 by Wainhomes and has been occupied by the owner for many years - although currently laid out as 3 bedroomed accommodation, the current dining area of the kitchen/diner could be subdivided to provide a fourth bedroom, with little work required. Phillips Smith and Dunn Estate Agents recommend an early inspection of this house for anyone seeking a comfortable family home, or for those requiring a retirement residence. Being well presented to the market, properties of this type and location are a rarity, and an early internal inspection is advised to avoid disappointment.

Briefly, the reverse level accommodation comprises entrance porch and hall, ground floor bedroom and shower room, whilst to the first floor is the lounge with a balcony off providing panoramic views over Bideford and Barnstaple Bay, a well appointed kitchen/diner with some fitted appliances (and offering the ability to sub divide to create a fourth bedroom) which leads to the superb conservatory, along with 2 bedrooms, the master having en-suite facilities, and a delightful family bathroom.

Westward Ho! is a very popular North Devon coastal village, with a good selection of local amenities, along with its golden sandy Blue Flag beach, adjoining the pebble ridge, and the Royal North Devon Golf Club. Just a short drive away is the working port and market town of Bideford, located on the banks of the River Torridge, with an excellent range of facilities including schooling for all ages, and a selection of leisure amenities. Appledore, a former fishing village with its quaint narrow streets and quay is just a few minutes away by car. Accessible via the A39/North Devon Link Road is Barnstaple, North Devon's Regional Centre, which houses the areas main shopping business and commercial venues, where fast access is available via the A361 to Junction 27 of the M5, part of the National Motorway Network.

Services

All mains services available

Council Tax band

E

EPC Rating

C

Tenure

Freehold

Viewings

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

