



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			83
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



A detached and spacious 3 bedroom bungalow which is ideally located for the amenities of Westward Ho! Parking for multiple vehicles, garage, gas central heating plus enclosed level rear garden Available with no onward chain. EPC-C



BLaK Property, 32 Bridgeland Street, Bideford, Devon, EX39 2PS  
**Sales** 01237 423888 **Lettings** 01237 471855  
**Email** bideford@blakproperty.co.uk  
**Website** www.blakproperty.co.uk



10 The Fairways, Westward Ho!, Bideford, Devon, EX39 1TQ Guide Price £360,000

The property offers well presented accommodation including Lounge/Dining Room, extended Kitchen/Breakfast Room, Bathroom and 3 Bedrooms with en-suite toilet to the master. Set on a level plot with off road parking and single garage, 10 The Fairways provides an ideal coastal lifestyle and is being sold with no onward chain!

The property is pleasantly set within this ever-popular North Devon village, and affords easy, level access to the village amenities, the Royal North Devon Golf Course, Northam Burrows and the seafront.

Local amenities in Westward Ho! include newsagents, mini supermarkets, restaurants, bars, take-aways and a post office. There's also a primary school, health and dental centre located in Northam along with a public swimming pool and gym.

It's within short driving distance of the Atlantic Highway (A39) with Barnstaple, the regional centre, being approximately 10 miles distant and from here there is a convenient route to the M5 motorway via the North Devon Link Road and a rail link to Exeter. The Westward Ho! to Bideford Bus link is just a few steps away on Golf Links Road.

The accommodation comprises – (all measurements are approximate)

**Entrance Hall** : Airing Cupboard housing hot water cylinder.

**Lounge/Dining Room 16'4" (4.98m) x 11'5" (3.48m)**: Feature style fire place with gas fire. Radiator. UPVC double glazed window and patio doors to rear garden.

**Kitchen/Breakfast Room 15'7" (4.75m) x 12'3" (3.73m)** : Fitted with a good range of matching wall and base units comprising cupboards and drawers. Breakfast bar. Space for cooker with extractor fan above. Space and plumbing for dishwasher or washing machine. Gas fired boiler for heating and hot water systems. Radiator. UPVC window and door to rear garden.

**Bedroom 1 10'6" (3.2m) x 9'7" (2.92m)** : Built in wardrobes to one wall. Radiator. UPVC Window to front elevation. Ensuite Toilet.

**Bedroom 2 9'10" (3m) x 9'4" (2.84m)**: Radiator. UPVC double glazed window to front elevation.

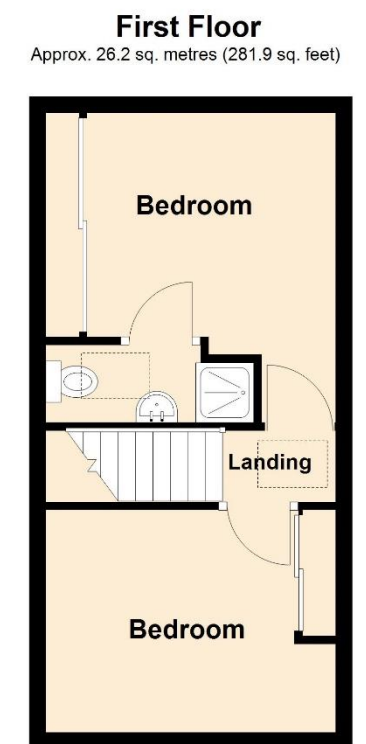
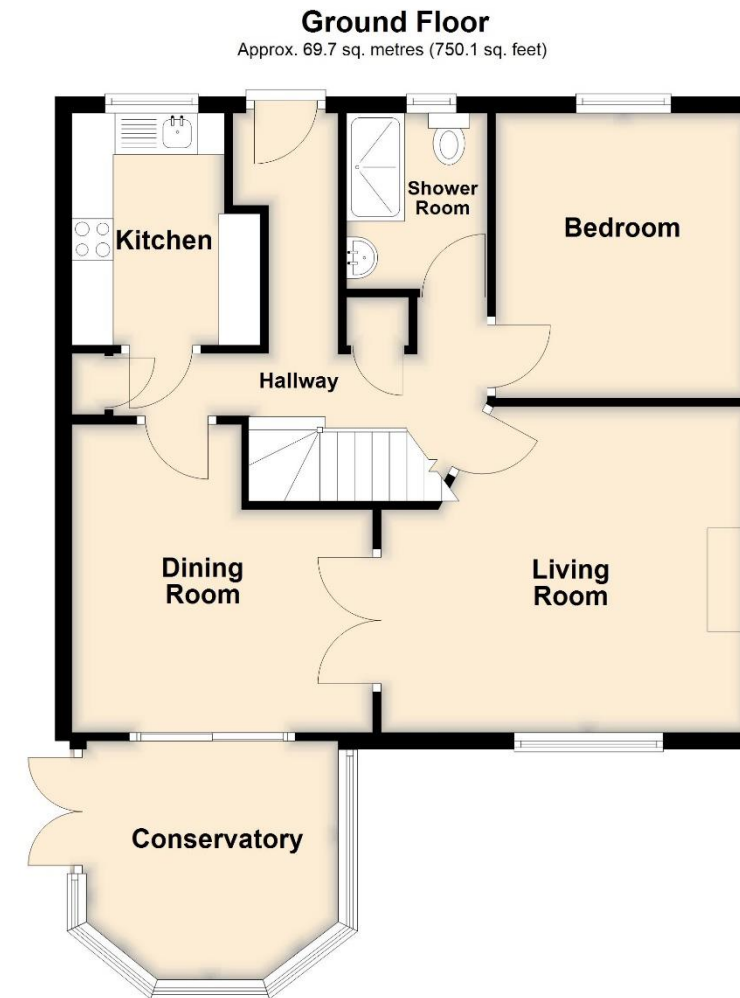
**Bedroom 3 9'4" (2.84m) x 7'2" (2.18m)**: Radiator. UPVC double glazed window to side elevation.

**Bathroom** : White 4 piece suite comprising modern panelled bath, pedestal hand basin, close couple wc and corner shower cubicle. Part tiled walls. Radiator. UPVC double glazed window to side elevation.

**Outside** : Open plan frontage with shrubs and bushes, steps and pathway to front door. Drive way to the side with parking for multiple vehicles. Access to Garage.

Rear garden with patio area and lawn. Shrubs and bushes. Potting Shed.

**Garage 17'0" (5.18m) x 8'0" (2.44m)** : Metal up and over door. Power and light connected.



THE PROPERTY MISDESCRIPTIONS ACT 1991: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, 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 the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998: Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.