



15 ARMADA WAY, WESTWARD HO!, EX39 1XB

£425,000

A 4 bedroom modern detached house offering superbly presented accommodation including a stylish kitchen/dining room, spacious lounge with wood burner together with conservatory & en-suite whilst being complimented by an attractive level rear garden, double garage & driveway parking.

Located off Cornborough Road, with easy access to picturesque walks along the South West Coast Path, 15 Armada Way is an extremely welcoming family home within approximately 10 minutes' walk or a short drive of the long sandy beach and amenities of Westward Ho!

This superbly maintained property has been improved in recent years with the current owners creating a stylish open plan kitchen/dining room with built-in appliances and handy utility cupboard. Very much the hub of this wonderful home with a seamless connection to both the spacious lounge and conservatory

Stairs rise to the first floor landing, leading off to each of the bedrooms and modern family bathroom. The master bedroom is equipped with built-in wardrobes and benefits from a well-appointed modern en-suite shower room.

Externally, the double garage & driveway provide ample parking whilst an additional side garden allows for motorhome parking.

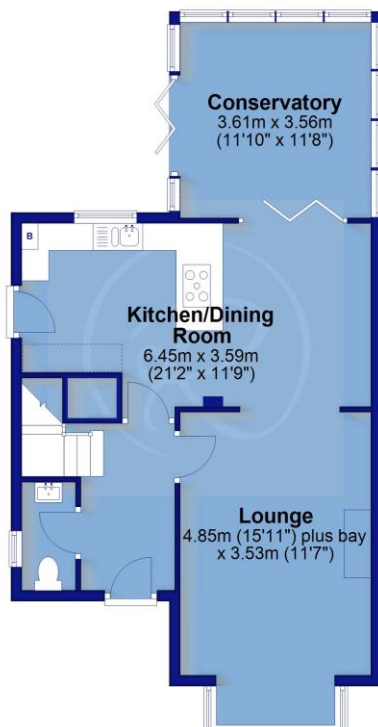
The rear garden is the perfect compliment to this beautiful property, tastefully landscaped to lawn with porcelain tiled patio, covered BBQ area and a selection of trees & shrubs.

Services: All mains services are connected
Energy Performance Certificate: D (68)
Council Tax: BAND E (£2,915.87 per annum)



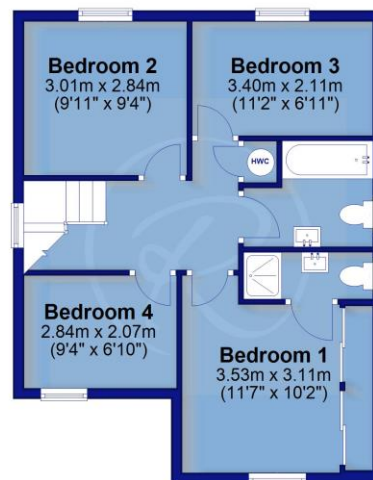
Ground Floor

Approx. 63.5 sq. metres (683.8 sq. feet)



First Floor

Approx. 48.6 sq. metres (523.6 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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