



THE RETREAT,  
COLLEGE CLOSE, WESTWARD HO!, DEVON, EX39 1BL

GUIDE PRICE £600,000

An impressive and well presented 4 bedroom detached property offering spacious and versatile accommodation, situated within a popular location close to the coastal village centre with a gated private approach leading to the extensive driveway and garage. The property boast an attractive garden.

Situated in a highly popular location and approached via a gated private driveway a well-presented four/five bedroom detached house with an extensive driveway to the front and an integral double garage. The immaculately presented property is spacious throughout offering versatile and flexible living having been recently improved by the current vendor including redecorated lounge with a new log burner, refreshed landing and 5th bedroom as well as new electric garage doors and new en-suite to bedroom 2.

Internally the main front door opens onto the spacious hallway with an eye-catching grand central staircase leading to the first-floor landing. The hallway has wood effect vinyl tile flooring and doors leading to further principal rooms and a downstairs cloakroom.

Overlooking the front of the property is the sitting room (currently used as a 5th bedroom) equally suitable for a home office or snug/playroom with feature bay window filling the room with natural light. The spacious lounge features space for ample furniture and has a feature fireplace with woodburner inset and French Doors opening onto the rear garden. A further separate dining room is located centrally to the home between the lounge and kitchen area with space for large family table and chairs and there are further French Doors opening onto the garden. The large kitchen comprises multiple eye and base level units with windows overlooking the rear of the property and includes a central free standing five ring, gas cooker and additional integrated appliances. There is a doorway to the separate utility room with space for washing appliances and a door leading into conservatory with front and rear doors giving access to rear garden and front of the property respectively.





To the first floor landing the property features four double bedrooms two of which include en-suite shower rooms. The master bedroom is truly a showstopper highlighting the potential this home has to offer with ample space and modern finished, wood panelled, full width headboard with LED mood lighting and doorway leading into master en-suite. The newly fitted family bathroom comprises of a close coupled WC, Wash Basin & bath with shower over.

To the outside the enclosed rear garden is bordered by multiple trees, shrubs and bushes and features a generous level lawn and sunken low maintenance patio/hot tub area and offers a great degree of privacy.

To the front of the property is an extensive driveway with parking for several vehicles and leading to the DOUBLE GARAGE with up and over doors perfect for additional storage and also has power and lighting. The agents strongly advise a viewing of this property to avoid disappointment.

#### **NEED TO KNOW**

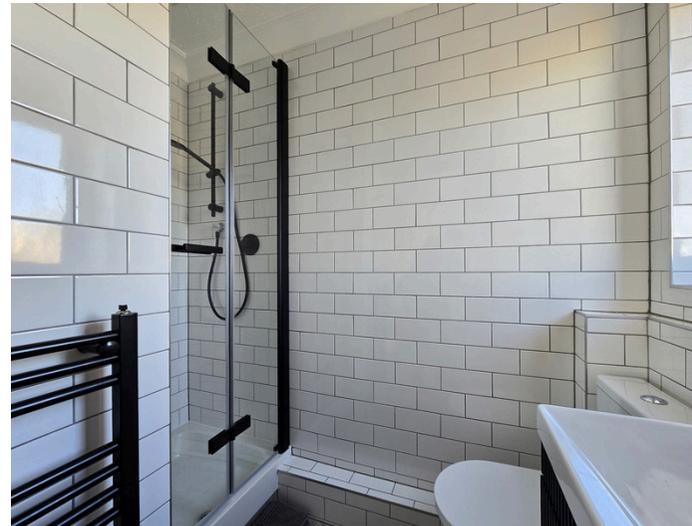
All mains services are connected.

COUNCIL TAX: BAND F - £3,611.542 per annum

ENERGY PERFORMANCE CERTIFICATE: C (72)

#### **DIRECTIONS**

From Bideford Quay proceed to Heywood Road roundabout. Take the 2nd exit straight across signposted Westward Ho! and Northam. Continue along this road for approximately 1 mile before taking the second turning on the left into Bay View Road. Continue on this road for approximately a further mile before turning left into College Close. A private gateway and sign post for The Retreat can be found on your right hand side with driveway leading to the main house.





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