



21 / 21A GAINSBOROUGH DRIVE  
WESTWARD HO!, BIDEFORD, DEVON, EX39 1XQ

£475,000

Situated on the highly sought-after Gainsborough Drive in the ever-popular coastal village of Westward Ho!, this impressive property offers a rare opportunity to acquire a beautifully presented detached three-bedroom bungalow with the added benefit of a self-contained one-two bedroom annexe.

Just moments from the stunning coastline and sandy beach, the home provides exceptional flexibility, making it ideal for multi-generational living, guest accommodation or generating additional income through letting.

Both the main residence and the annexe benefit from their own addresses, separate services and private garden areas, allowing each space to function entirely independently if desired. The property is further complemented by generous driveway parking and a substantial double garage with an electric door, power and lighting.

The main bungalow is spacious, light-filled and thoughtfully arranged throughout. It features three well-proportioned bedrooms, including a comfortable principal bedroom with fitted wardrobes and a modern en-suite shower room. The second bedroom also benefits from built-in storage, while the third bedroom, currently used as a single, would equally make an ideal home office or study. The welcoming living room provides a relaxing focal point with its coal-effect gas fire set within a marble insert and hearth, and double doors lead through to a bright conservatory overlooking the fully enclosed rear garden — a perfect place to unwind while enjoying the garden views.

The well-equipped kitchen includes a gas hob with extractor, built-in double oven, and appliances including a washing machine and dishwasher. Adjacent to the kitchen, the dining room offers an excellent space for entertaining family and friends, while a useful utility room provides additional storage and space for a fridge/freezer. The main bathroom features a modern three-piece suite, and the boiler is neatly housed within a cupboard in the shared entrance porch.





The annexe is a superb addition, offering flexible living space for extended family, guests or rental potential. On the ground floor, a spacious en-suite double bedroom is complemented by an L-shaped living and dining room that flows into a well-appointed kitchen fitted with a double oven, gas hob with extractor, integrated dishwasher and fridge, along with plumbing for a washing machine. A staircase leads to an attractive first-floor living space that could also serve as an occasional second bedroom. This room features an en-suite cloakroom and French doors opening onto a Juliet balcony, where delightful sea views can be enjoyed.

A rear porch conservatory links the annexe living area to the large, fully enclosed rear garden, which is predominantly laid to lawn and provides ample space for outdoor relaxation and entertaining. The main property also enjoys a private paved side garden, offering an additional sheltered outdoor seating area.

Combining spacious accommodation, excellent versatility and a prime coastal setting, this truly unique home offers a wealth of possibilities. Whether you are looking for a property suited to multi-generational living, a home with income potential, or simply a wonderful coastal retreat, this exceptional property is sure to impress. Early viewing is highly recommended to fully appreciate everything it has to offer.

#### **NEED TO KNOW**

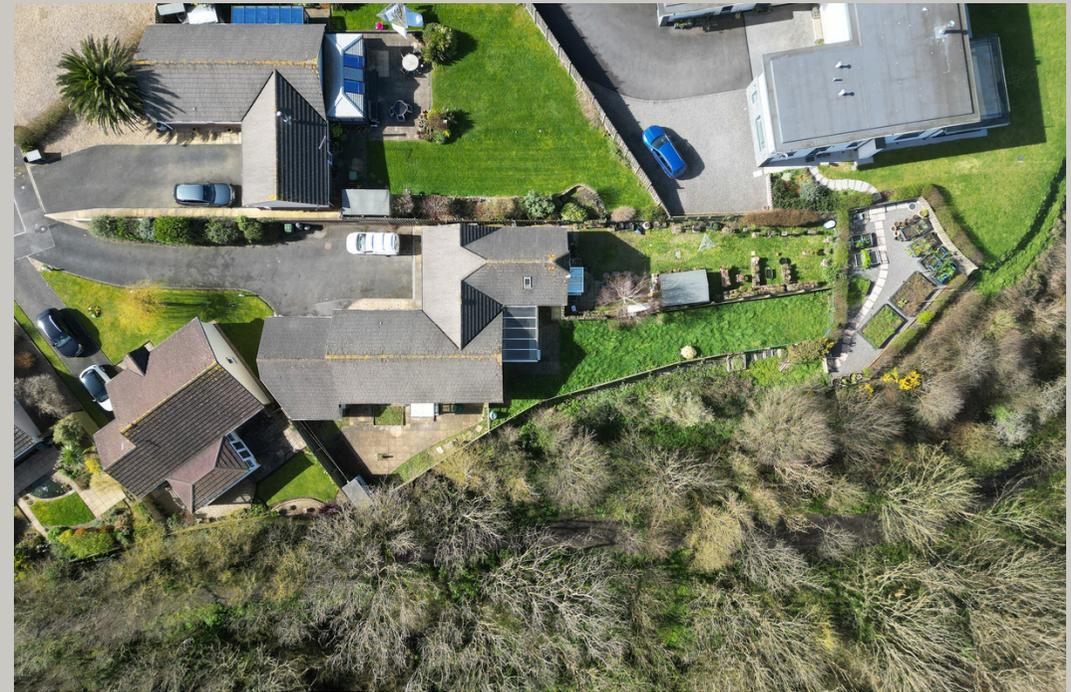
Services: All mains services are connected. (Separate services for each).

Energy Performance Certificate (EPC) C: 74

Council Tax: Band E (£3,055.92 per annum)

**What3Words:** scout.anyway.top





24 The Quay | Bideford | Devon | EX39 2EZ



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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