



7 DUDLEY WAY, WESTWARD HO! EX39 1XD

£375,000

A superbly presented 3 bedroom modern detached bungalow offering well proportioned accommodation including a comfortable lounge, stylish kitchen/diner & contemporary shower room together with uPVC double glazing, gas central heating, attractive rear garden, garage & off-road parking.

Situated in a well established and sought after residential development, this attractive 3 bedroom detached bungalow offers well proportioned accommodation presented in excellent condition throughout.

With access to Kipling Tors and the South West Coast Path nearby, the property is ideally placed for keen walkers and dog owners, whilst the long sandy beach and village amenities are within a mile.

All rooms flow from a spacious entrance hall, with the comfortable lounge and kitchen positioned to the rear, both enjoying views over the attractive garden. The lounge features an electric fireplace and patio doors opening directly outside.

The stylish modern kitchen is well appointed, offering an excellent range of cupboards and drawers together with integrated AEG appliances including electric oven with microwave and warming tray, induction hob, fridge/freezer and washer/dryer. There is also space for a table and chairs, plus a further door providing access to the garden.

The beautifully appointed shower room is fully tiled, benefits from underfloor heating and features a large walk-in enclosure with dual-head shower, vanity wash basin, WC, heated towel rail and useful airing cupboard.

Outside, the bungalow is complemented by tidy, low maintenance stone chipped frontage and crisp pathways.

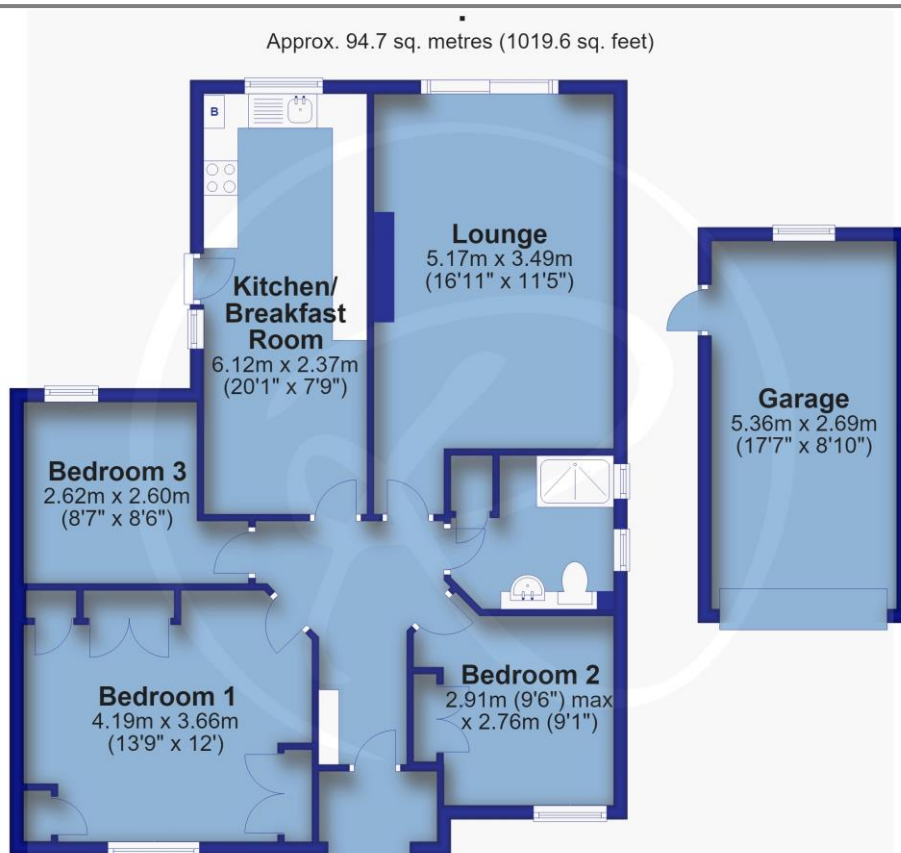
Gated side access leads to the rear garden, where a gently sloping lawn and generous patio provide an appealing space for relaxing and entertaining, framed by a selection of mature trees, bushes and shrubs.

Services: All mains services are connected

Energy Performance Certificate: C (72)

Council Tax: BAND D (£2,618.24 per annum)

NO ONWARD GOING CHAIN



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.