



31 Dudley Way, Westward Ho! EX39 1XD  
Guide Price £390,000

 **seldons**  
estate agents

# 31 Dudley Way, Westward Ho! EX39 1XD

**AFFORDING DELIGHTFUL COASTAL VIEWS OVER BARNSTAPLE AND BIDEFORD BAY** is this well appointed and well presented 3 bedroom detached PVC double glazed and gas centrally heated luxurious bungalow with gardens, double garage and parking, pleasantly set in a cul-de-sac position amongst similar high quality properties. **EARLY INSPECTION ADVISED!**

- Luxurious Bungalow
- 3 Bedrooms
- 2 Reception Rooms
- Double Garage & Parking
- PVC Double Glazing
- Gas Fired Radiator Central Heating
- Gardens
- Coastal Position

## **SITUATION**

31 Dudley Way is set close to North Devon's coastline, in a popular residential location, benefitting from easy access into the coastal village of Westward Ho! with its good selection of local amenities. The property affords easy access into the port and market town of Bideford, located on the banks of the River Torridge, with the town offering a good range of shopping, schooling and recreational facilities. The former fishing village of Appledore and the fishing village of Instow are both within easy reach. The North Devon regional centre of Barnstaple some 11 miles distant via the A361 North Devon Link Road and also provides a speedy route to the M5 motorway at Tiverton via junction 27.

## **THE PROPERTY**

Occupied by the current owners since new, Seldons Estate Agents recommend an early inspection for anybody seeking a property suitable for retirement, or alternatively a family residence. Well-presented to the market, properties of this type and location are a rarity and an early inspection is advised!



Spectacular views from just a few steps away



## ACCOMMODATION

For dimensions please see the floorplan.

**Open Fronted Entrance Porch:** with stepped access with adjacent hand rail. **Glazed Entrance Door** with adjacent courtesy lighting leading to:

**Entrance Hall:** Coved ceiling, built-in airing cupboard housing factory lagged hot water cylinder with slatted shelving over. **Built-in Cloaks Cupboard**, wall mounted British Gas thermostat for central heating system, 2 ceiling traps giving access to loft space, radiator, fitted carpet.

**Sitting Room:** with feature bay window, front elevation and affording views across Barnstaple and Bideford Bay. Feature living flame gas fire with wooden surround with marble inset and hearth, TV aerial point, telephone point, coved ceiling, 2 radiators, fitted carpet. Double doors lead through to:

**Dining Room:** 2 uPVC French style doors gives access to rear elevation. Coved ceiling, radiator, fitted carpet with open access through to:

**Kitchen:** PVC double glazed window to rear elevation with adjacent double-glazed door giving access to rear. Fitted with a range of units comprising: inset one and a half bowl stainless steel sink with mixer taps with drawers and cupboards under, range of matching units with work surfaces, range of matching wall cupboards, tiled splash backs, fitted Neff double oven with electric hob and stainless-steel canopy style cooker hood over. Built-in fridge, dishwasher and washing machine, downlighting, Worcester gas fired boiler serving the domestic hot water and central heating systems. Low level plinth heater, tiled floor.

**Master Bedroom:** PVC double glazed window to rear elevation, range of built-in mirror fronted wardrobes with hanging rail and shelving. Coved ceiling, radiator, fitted carpet. Access to:

**En-suite:** PVC double glazed window to rear elevation, glazed corner shower cubicle with Aqua board splash backing and shower fitment. Low level WC, vanity washbasin, tiled floor, downlighting, Wilts extractor fan, electric shaver point, chrome heated towel rail, tiled floor.





**Bedroom 2:** PVC double glazed window to front elevation, radiator, fitted carpet.

**Bedroom 3:** PVC double glazed window to front elevation, radiator, fitted carpet.

**Bathroom:** with Velux window, panelled bath with Heatstore Aqua shower fitment over with adjacent glazed shower screen. Low level WC, pedestal wash basin, tiled splash backs, Manrose extractor fan, electric shaver point, radiator, tiled floor.

**Outside:** To the front of the property, is a lawned garden area with flower borders with a paved pathway leading to the front door. To the side of the property is an extensive parking facility for 3/4 vehicles leading to the **DOUBLE GARAGE** with 2 up and over doors, power and lighting, eaves storage and side personal door. A gate to the right-hand side of the property leads to the enclosed rear garden, on two levels with an extensive paved patio area with an external tap. Steps lead up to a higher level that comprises a further paved area and a lawned area with flower borders.

**Services:** All Mains Services connected.

**Tenure:** Freehold

**Local authority:** Torridge District Council Council Tax Band E

### DIRECTIONS

From our office on Bideford Quay front, depart in an Easterly direction as though out of the town passing Morrisons supermarket on your right-hand side. Continue towards the Heywood Road roundabout and turn left onto the A39 and take the first turning on your right signposted Westward Ho! Proceed on this road until you reach Cornborough Road on your left and continue along for some distance following the directional arrows into Dudley Way, where proceed around to your left and then right which will bring you to No. 31

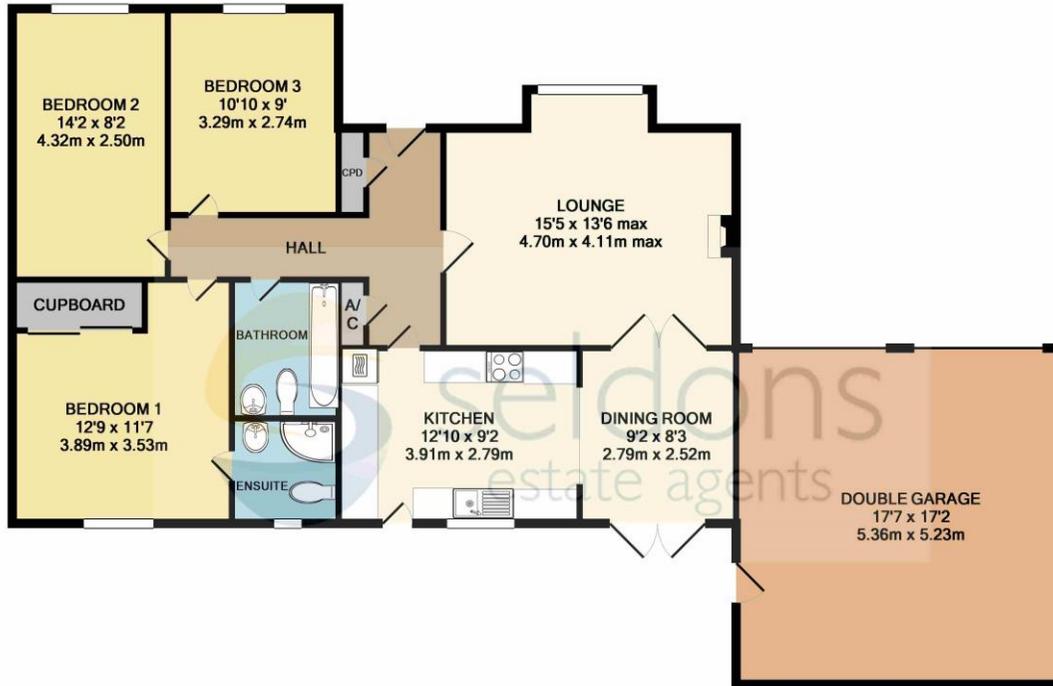


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		69	84
EU Directive 2002/91/EC			
England, Scotland & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		66	81
EU Directive 2002/91/EC			
England, Scotland & Wales			







TOTAL APPROX. FLOOR AREA 1212 SQ.FT. (112.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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