



22 Galleon Way
Westward Ho!, Bideford, Devon EX39 1UJ

Price Guide £239,950

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A modern detached 2 bedroom bungalow in a quiet no through road location, backing onto open fields and close to the RND golf course and Westward Ho! village. This property is well presented, offers well proportioned rooms and a good sized conservatory at the rear. Hall, living room, uPVC conservatory, kitchen, bathroom, 2 bedrooms, gas central heating, uPVC double glazing, garage and driveway, front and rear gardens.

Westward Ho! is a popular seaside resort famous for its pebble ridge and long promenade, along with approximately three miles of lovely sandy beach. Behind the pebble ridge lays Northam Burrows Country Park, and The Royal North Devon Golf Club. Local amenities in the centre of Westward Ho! offer a good range of shopping facilities, restaurants, cafés and public houses.

Double Glazed Entrance Porch
Half glazed double glazed door to:

Entrance Hall

Laminated flooring. Radiator. Built in storage cupboard. Hatch to loft space. Built in airing cupboard with shelving.

Living Room

4.27m x 3.78m (14' x 12'5)

Laminated flooring. Radiator. Coving. Feature electric fireplace. TV point. Double sliding doors open to:

Conservatory:

3.34m x 3m (10'11 x 9'10)

uPVC construction with radiator. Double glazed sliding doors opening to garden.

Kitchen

3.3m x 2.12m (10'9 x 6'11)

Fitted with base and wall units with white gloss fronts. Worktops over. Stainless steel sink. Space for washing machine and cooker. Wall mounted combi gas boiler. Radiator. Recess for fridge. Part tiled walls.

Bedroom 1

3.72m x 3.03m (12'2 x 9'11)

Laminated flooring. Window to the rear enjoying views over the garden and open farmland beyond. Two built in double wardrobe cupboards. Coving.

Bedroom 2

3m x 2.59m (9'10 x 8'6)

Radiator. Laminated flooring. Built in wardrobe. Window to the front.

Bathroom

Modern suite of panelled bath with Gainsborough shower over. Low flush w.c.

Pedestal wash hand basin with tiled splash back. Radiator. Shaver light. Window. Extractor fan.

Outside

Open plan front garden which is shingled for ease of maintenance with shrubs. Driveway leading to

Detached Garage

5.12 x 2.95m (16'9 x 9'8)

Stable door to rear garden. Up and over garage door. Roof storage space. Light and power.

The garden to the rear is a particular feature of the property being very neatly laid to grass with flower shrub borders. Paved patio enclosed by close bordered fencing on all sides bordering onto neighbouring farmland. A further concealed garden behind the garage with fitted storage shed. Pedestrian access on both sides back to the front.

Services: All mains services connected.

Energy Performance Certificate: C

Council Tax Banding: C

Directions

From Bideford proceed towards Northam over the Heywood roundabout on the A39 following the signs to Westward Ho! and Appledore. Take the turning right into Northam village and on reaching the Square with the Post Office on the right hand side, take the right hand turning into Sandymere Road and then the fourth left hand turning into Golf Links Road. Continue along this road and turn left just after the Golf Club into Kingsley Park and drive towards the end past the bowls club and small chicane and turn left into Galleon Way. Take the next left into the cul de sac where the property can be found almost straight ahead of you marked with a For Sale board.





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