



21 Swanswood Gardens
Westward Ho! Devon, EX39 1HP

Price Guide £369,950

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A deceptively spacious and superbly presented 4-bedroom semi-detached property with fine panoramic coastal views with garage and gardens and within a short, level walk of the village centre. The accommodation is versatile and designed to meet a variety of family needs.

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. A regular bus service runs to the port and market town of Bideford (approx. 2 miles) where a wide range of shopping, banking and recreational facilities can be found. The A39 North Devon Link Road provides access to the regional centre of Barnstaple and beyond to the national motorway network.



The Accommodation: Number 21 has been the subject of a painstaking upgrade by the current owners, now providing, light, spacious and adaptable accommodation with modern open spaces – perfect for modern-day living.

The ground floor has a traditional sitting room with a welcoming wood-burner, a second reception room, currently used as the children's playroom (which could easily make a double bedroom), the main bathroom and an open-plan kitchen/dining room (the feature space – with a distant sea view and access the garden & utility)

The first floor has been utilised and developed from its original single storey into great usable space and now briefly provides 3 bedrooms, including a master bedroom with en-suite plus a small 4th bedroom (which can also be converted into a further bathroom if required). The larger bedrooms boast some fine sea views.

Outside: There is a generous driveway to the front of the house with a single garage. The front garden has a south-facing aspect with lawn and borders and the rear garden provides a good size decking area, plenty of flowering borders and a generous lawn.



Services: All mains services connected including gas central heating.

Energy Performance Certificate: C
Council Tax Banding: D

Directions: Approaching Westward Ho! along Atlantic Way, continue towards the village, taking the second right into Beach Road. Take the first left into Swanswood Gardens and then take the first cul-de-sac left where the property will be found on the right-hand side.

Kitchen/Family Room
6.67m max x 3.97m max (21' x 13')

Sitting Room
5.68m max v 3.98m max 18'7 x 13')

Study/Playroom/Bedroom
4.26m x 2.61m (13'11 x 8'6)

Bathroom

Utility Area

Bedroom 1
3.84m x 3.07m (12'7 x 10') Plus en-suite

Bedroom 2
3.97m x 2.87m (13' x 9'4)

Bedroom 3
4.02m narrowing to 2.87m x 2.32m (13'2 x 7'7)

Bedroom 4/Potential Bathroom
3.39m x 2.47m narrowing to 1.99m (11'1 x 8'1)



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