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13 KIPLING FIELDS, WESTWARD HO!, BIDEFORD. EX39 1FT

GUIDE: £335,000

Modern detached three bed house with superb master bedroom having a dressing area plus en-suite, spacious kitchen/diner, separate utility and a safe and fully enclosed side garden. The property is on a recently built development at the top of Westward Ho!





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Within easy reach of Westward Ho! beach, bars, restaurants, shops, post office counter, village amenities, tennis courts and North Devon Golf Club. Countryside and coastal walks 'on the doorstep'. Two main towns of Bideford & Barnstaple (3 and 10 miles respectively). Nearby Northam includes doctor and dental surgeries (1.5 miles). Tiverton Parkway Train Station (46 miles) direct links to London Paddington in 2hrs 15mins. Devon's capital city is Exeter (45 miles) with Airport (60 miles). Nearest Infant & nursery school: St George's (1.8miles) Junior schools: St Margarets (1.7miles), St Helens (1.7miles) Independent school: Kingsley School Devon (2 miles).

COUNCIL TAX: Band D. **TENURE:** Freehold.

SERVICES: Mains gas, electricity, water and drainage connected. Gas fired central heating system. uPVC double glazed windows. Recently constructed by Bovis Homes and being sold with the remaining NHBC warranty.

DIRECTIONS: From Bideford proceed in a northerly direction to Northam village passing through the large roundabout at the end of the Torridge Bridge and upon reaching the turning to the village square just after the War Memorial take the next turning left into Bay View Road. Continue along the road over the brow of the hill and not long after there will be a left hand turning into this new Bay View development, drive into the development, turn left and then the property will be found along on the left hand side.

ACCOMMODATION (all measurements are approximate)

UPVC double glazed composite front door into:

ENTRANCE HALL: LVT flooring, radiator and stairs to the first floor.

CLOAKROOM: Low-level dual flush WC and wash basin with tiled splash back. Extractor fan, radiator and LVT flooring.

LIVING ROOM: 5.54m x 3.32m Understairs storage cupboard, UPVC double glazed French doors onto the main garden area found at the side of the property, radiator and fitted carpet.

KITCHEN DINING ROOM: 5.53m x 3.13m Working surface with fitted up stands, incorporating one and half bowl single drainer stainless steel sink unit, four ring gas hob, fitted splash back, extractor above and oven below. Cupboards and drawers with matching wall units, two radiators and fitted LVT flooring.

UTILITY ROOM: 1.92m x 1.66m Working surface incorporating single drainer, stainless steel sink unit with space and plumbing for washing machine and cupboards. Wall mounted gas fired Combi boiler, radiator and LVT flooring with UPVC double glazed door onto the rear parking area.

STAIRS AND FIRST FLOOR LANDING: Built-in shelved cupboard, radiator and fitted carpet. Hatch to loft space.

BEDROOM ONE: 3.56m x 3.37m max Radiator and fitted carpet. Opening into: **DRESSING AREA:** 1.88m x 1.83m Radiator and fitted carpet. **ENSUITE:** 2.09m x 1.44m max Fully tiled shower cubicle, wash basin with tiled splashback and low-level dual flush WC. Radiator, laminate flooring and extractor fan.

BEDROOM TWO: 3.63m x 3.19m Radiator and fitted carpet.

BATHROOM: Bath with fitted shower over and extensively tiled splashback. Low-level dual flush WC and wash basin with tiled splashback. Radiator, laminate flooring and extractor fan.

BEDROOM THREE: 3.63m x 2.25m Radiator and fitted carpet.

OUTSIDE: To the rear of the property is parking for two cars. A pedestrian gate leads into the fully enclosed **SIDE GARDEN** having a level lawn area and a patio.

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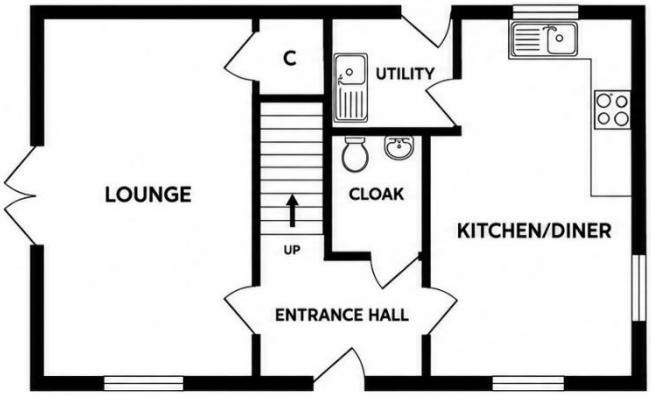
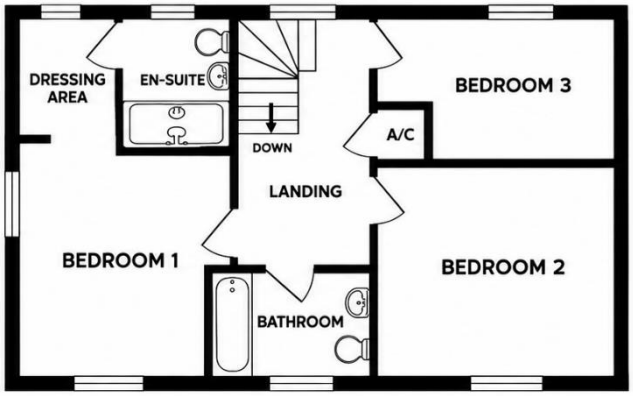
GROUND FLOOR



FIRST FLOOR



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The accuracy of these particulars is not guaranteed nor do they form part of the Contract.
Applicants should verify details by personal examination and enquiry.

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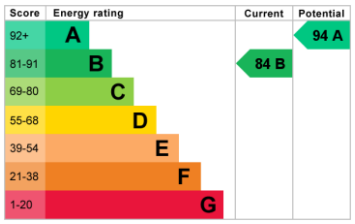

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