



7 College Close, Westward Ho!

Asking Price Of £450,000

 3 Bedrooms

 1 Bathroom

 EPC 66

- Spacious Detached Home
- 3 Double Bedrooms
- Conservatory
- Garage and Off-Road Parking
- Immaculately Presented
- Much Sought After Location
- Within Easy Reach of Westward Ho! Beach
- Private rear garden
- Viewing Recommended

T: 01237 459 998
morrisandbott.co.uk

rightmove 

Zoopa
Smarter property search

 PrimeLocation
Find the home you deserve

7 College Close,

Westward Ho! EX39 1BL

Morris and Bott are delighted to offer this delightful, three-bedroom, detached chalet bungalow in the much sought after residential location of College Close, within easy reach of Westward Ho! and its award winning golden sandy beach. The home in brief comprises of a lounge/diner, modern kitchen, three bedrooms, family bathroom and a conservatory. This is a must see home to appreciate its desirable location and immaculate finish.



ENTRANCE HALL Welcomes you into the property

CLOAKROOM Comprises of a low level WC and wash hand basin with vanity unit.

LOUNGE/DINER MAX: 20' 11" x 17' 8" (6.38m x 5.39m)

This large reception room enjoys a delightful outlook over the swimming pool and is the ideal for entertaining.

KITCHEN 13' 0" x 10' 0" (3.98m x 3.05m)

Fitted with a range of matching gloss hand and eye level units with integrated electric AEG self cleaning oven and Bosch electric induction hob and overhead extractor hood. Offering access out into the conservatory, and a view onto the garden. A handy serving hatch into the lounge/diner.

CONSERVATORY 13' 5" x 7' 6" (4.10m x 2.30m)

This east facing generously proportioned conservatory offers charming additional reception space and provides access onto the rear garden.

BEDROOM THREE 10' 3" x 10' 0" (3.13m x 3.06m)

This room is currently being utilised as a home office, however is a good sized double bedroom.

FIRST FLOOR

BEDROOM ONE 11' 8" x 11' 1" (3.58m x 3.38m)

Generous double bedroom, with views out overlooking the front of the swimming pool, with an abundance of built in wardrobe space.

BEDROOM TWO 12' 10" x 9' 9" (3.92m x 2.98m)

Further spacious double bedroom with views onto the rear garden and benefits from access into the eaves storage.

SHOWER ROOM 6' 1" x 6' 0" (1.85m x 1.83m)

Fitted with a modern white suite comprising of a corner shower, low level WC, wash hand basin and heated towel rail.

OUTSIDE To the front of the home is an attractive low maintenance garden, and delightful decked area. Tandem off road parking to the side of the home in front of the garage for a number of vehicles. The private enclosed rear garden has also been designed with minimal maintenance in mind and is perfect for entertaining. Handy side access.

GARAGE 23' 7" x 8' 0" (7.19m x 2.45m)

The garage contains light and power and can be accessed via an electric roller door, with further pedestrian side door into the rear garden.

COMMUNAL CHARGES Please note that there is a quarterly service charge towards the communal facilities including the swimming pool that is currently set at £161.80 per half year. Please note that this figure is subject to regular review. The residents only, outdoor swimming pool that is heated throughout the summer months and sits within the communal grounds, directly in front of the property.

SERVICES All mains services connected. Gas central heating. The property has recently undergone an electrical overhaul to supply the home with three phase electric, that would allow electric car charging points to be added should future owners wish.

VIEWINGS Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.





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.
Made with Metropix ©2022

Energy performance certificate (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Local Authority: Torridge District Council, Riverbank House, Bideford, EX39 2QG. Tel: 01237 428700.

Council Tax: Tax Band D

Services: All Mains Services Connected. Gas Central Heating.

Directions

From our offices on Bideford Quay, proceed out of the town driving past Morrisons on your right hand side and heading towards the Heywood Road roundabout. Proceed straight over the roundabout signposted Northam, Appledore and Westward Ho! Go past the Durrant House Hotel and the right hand turning for Appledore, and take the second turning on the left - signposted Bay View Road. Continue along Bay View Road without deviation, College Close can be found at the further end of the road on your left hand side, just prior to the junction. Follow the road around into College Close and number 7 will be found on your left.

IMPORTANT NOTICE - In accordance with the Property Misdescription Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the service, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, services charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. EPCs can be viewed in full via morrisonandbott.co.uk, as and when they are made available by the property owner.

THE BIDEFORD OFFICE
Grenville Wharf, 6a The Quay, Bideford, EX39 2HW
T: 01237 459 998
info@morrisonandbott.co.uk

THE KNIGHTSBRIDGE OFFICE
45 Pont Street, London, SW1X 0BD
T: 020 7629 996
26@theknightsbridgeoffice.co.uk

