



## Beggars Roost, Venton Drive, Westward Ho!

**£350,000**

 3 Bedrooms

 1 Shower Room

 EPC TBC

- Short Stroll to the Beach
- Kitchen/Diner
- Garden, Parking & Garage
- No Onward Chain
- Spacious Detached Home
- Comfortable Lounge to Garden
- Sea Views From 1st Floor
- Well-Planned Accommodation
- 3 Double Bedrooms & Shower Room
- Successful Holiday Let

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# Beggars Roost, Venton Drive,

Westward Ho! Bideford, EX39 1HL

Commanding an enviable position just a short, level walk from the village and glorious sandy beach, this modern 3 bedroom detached house boasts spacious accommodation, a delightful garden, ample off-road parking and garage. Enjoying views of the sea from the first floor, the property is currently run as a successful holiday let and would suit those seeking the same or alternatively, a home for the growing family or manageable property with easy access to the nearby shops, bus route and dramatic North Devon Coast. With no onward chain, viewings are highly recommended to avoid disappointment.

The seaside resort of Westward Ho! boasts a glorious 2 mile stretch of golden sand which is considered a mecca for water and wind sports enthusiasts. The village also caters well for its residents providing a number of local shops and stores and a selection of public houses and restaurants. Within easy reach are the popular villages of Appledore and Instow, both just a short drive away and each providing a plethora of local shops, restaurants and bistros. Barnstaple, the regional centre of North Devon, is approximately 10 miles distant and provides high street shopping, the Tarka Rail Line to Exeter in the South and a convenient route to the M5 motorway via the North Devon Link Road.





## ENTRANCE HALL

This inviting space welcomes you into the home, providing stairs to the first floor.

## CLOAKROOM

Fitted with a suite comprising low-level W.C and wash hand basin.

## KITCHEN/DINER 18' 8" x 9' 8" (5.71m x 2.97m)

Well-fitted with a range of work surfaces comprising a stainless steel sink and drainer unit with drawers and cupboards below and matching wall units over, space for cooker, fridge/freezer, washing machine and dishwasher, wall-mounted gas boiler, ample dining space and door to outside.

## LOUNGE 19' 10" x 11' 8" (6.07m x 3.57m)

A comfortable sitting room enjoying a dual aspect with an attractive gas coal effect fire with brick surround and stone hearth and sliding doors to the rear garden.

## BEDROOM THREE 9' 8" x 9' 5" (2.97m x 2.88m)

A good sized double bedroom, currently arranged as a twin, found at the front of the home.

## FIRST FLOOR

## BEDROOM ONE 11' 11" x 11' 10" (3.64m x 3.62m)

A good sized double bedroom found at the rear of the home with useful eaves storage and a view to the sea.

## BEDROOM TWO 11' 11" x 9' 4" (3.65m x 2.87m)

A good sized double bedroom with useful eaves storage, currently arranged as a twin, found at the front of the home.

## SHOWER ROOM

Well-fitted with a suite comprising a shower, low-level W.C and wash hand basin, chrome heated towel rail, part-tiled walls and a useful airing cupboard.

## OUTSIDE

The property is approached by an attractive brick-paved driveway providing ample off-road parking and leading to the garage with up and over door. The front garden is laid to chippings with flower beds and borders, this space could provide further off-road parking if necessary. There is access to one side to the rear garden which is level and laid to lawn with flower beds and borders and a delightful patio taking full advantage of the afternoon and evening sun.

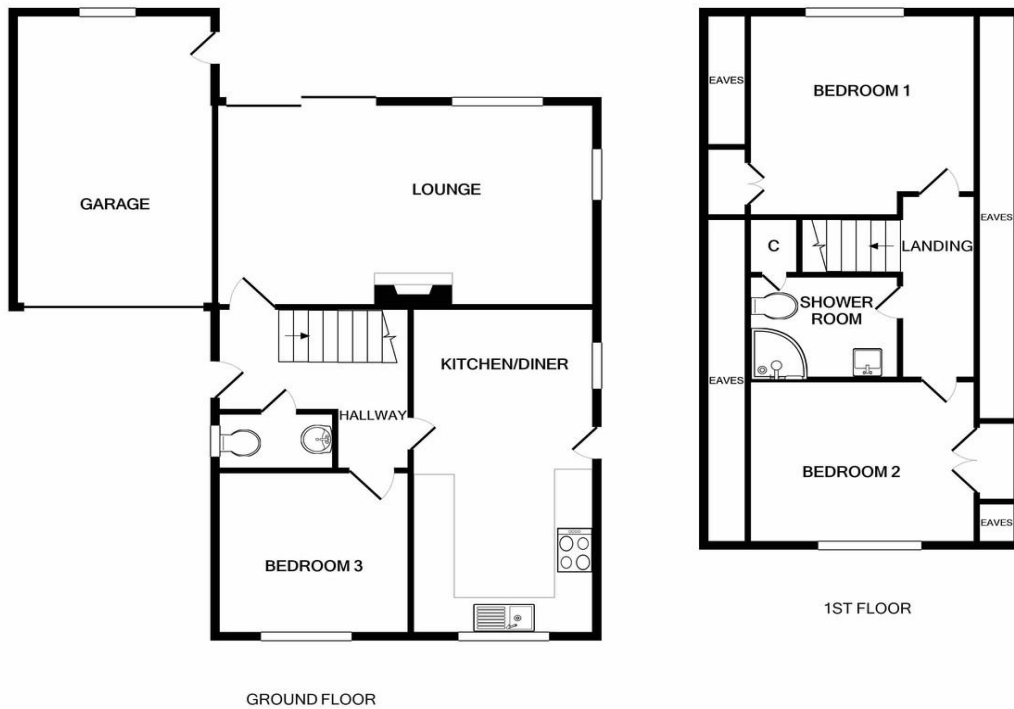
## GARAGE 16' 9" x 11' 3" (5.12m x 3.43m)

A large garage with light and power connected and a personal door to the rear. This space offers further potential to extend and convert, subject to the necessary consents.

## VIEWINGS

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





BEGGARS ROOST, VENTON DRIVE, WESTWARD HO! EX39 1HL  
 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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### Energy performance certificate (EPC)

**SERVICES** - All mains connected - gas fired radiator or central heating.

**TENURE** – Freehold.

**COUNCIL TAX BAND** – Currently Business Rated.

**LOCAL AUTHORITY** – Torridge District Council.

### DIRECTIONS

From our office on Bideford Quay, proceed towards North towards Northam and Westward Ho! Continue straight over Heywood roundabout and continue without deviation for approximately 1 mile. Continue down the hill into Atlantic Way as the road bears left. Take the second right into Beach Road and continue to the bottom, turn left and the junction into Golf Links Road and take the second right into Venton Drive. The property will be found after a short distance on the left-hand side.

**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 [morrissandbott.co.uk](http://morrissandbott.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: 01 237 459 998  
[info@morrissandbott.co.uk](mailto:info@morrissandbott.co.uk)

THE KNIGHTSBRIDGE OFFICE  
 45 Pont Street, London, SW 1X 0BD  
 T: 020 7 629 996  
[26@theknightsbridgeoffice.co.uk](mailto:26@theknightsbridgeoffice.co.uk)

