

for sale



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18 Dudley Way,
Cliff Tops, Bideford
North Devon, EX39 1XD



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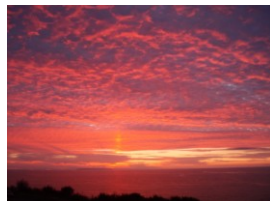




**18 Dudley Way, Cliff Tops, Westward Ho!,
Bideford, North Devon. EX39 1XD**

**Price Guide
£625,000**

Properties like this rarely become available in such an enviable cliff top location with such superb uninterrupted panoramic coastal views over the Bideford and Barnstaple Bay.



A detached split level home offering adaptable family accommodation with ground floor guest suite, enjoying a superb cliff top coastal location with uninterrupted views over 5 miles of sandy beaches extending from Westward Ho! to Saunton Sands, taking in the breathtaking views of The the Bay to Lundy Island in one direction and Northam Burrows to the Taw Torridge Estuary in the other, with Exmoor in the distance.

Property: 18 Dudley Way, is situated on the edge of the Cliff Tops development approached off a gated private driveway serving 2 other neighbouring properties. Built in 2001 by NHBC Registered builders and designed to take full advantage of its magnificent position enjoying uninterrupted panoramic coastal views. A truly rare opportunity to own a cliff top home with superb uninterrupted 180 degree panoramic coastal views over the Bideford and Barnstaple Bay, taking in the beaches of Westward Ho! and Saunton Sands, Northam Burrows Nature Reserve and The Taw Torridge Estuary with Exmoor in the distance. The superb views can be enjoyed from all front rooms and even the integral garage which has potential for conversion. The vendors have owned this property since new and present it beautifully and have tastefully added a good sized conservatory and updated the bathroom and en suite, more recently they knocked through the dining room and kitchen to one room creating a superb re fitted kitchen dining room which interconnects with the conservatory via a large concertina folding set of doors.

Location: Cliff Tops is located on the ridge overlooking Westward Ho! and is approached off Cornborough Road which in turn is approached off Buckleigh Road (B3236) and connects the village of Westward Ho! with The Atlantic Highway (A39) just west of the Heywood Road Roundabout at the end of the Torridge Bridge at Bideford. Westward Ho! is an up and coming coastal village with a very good selection of local shops and amenities which include chemist, newsagents, hairdressers, grocers, bakers, butchers, and choice of restaurants, takeaways, public houses, tea rooms and more besides. National and local buses serve the village. The superb long sandy blue flag beach is an undoubted attraction to both locals and holiday makers alike, being popular with surfers and young families. The famous pebble ridge protects the Northam Burrows Country Park and Nature Reserve where The Royal North Devon golf club is situated alongside the Estuary.

Directions: From Bideford leave the A39 roundabout signposted towards Bude, proceed up the hill and take the first right signposted Westward Ho! Follow the lane through the bends for about half a mile, take the next left into Cornborough Road, follow the road until it narrows then turn right into Armada Way, follow the road avoiding the small chicane and take the first right turn into Dudley Way (not the second), go around the corner and down through the gates at the end of the road into the private driveway, number 18 Dudley Way is on your right.

Coastal views do not come much better than this!

- **Superb Uninterrupted Panoramic Coastal Views**
- **Impressive Cliff Top Location**
- **Private Gated Driveway Approach**
- **Glass and Steel Decked Balcony overlooking the Bay**
- **Living Room with Uninterrupted Coastal Panorama**
- **Fully re fitted Kitchen Diner with built in appliances**
- **Master Bedroom with wardrobes**
- **Fully re fitted En Suite**
- **Fully re fitted Family Bathroom**
- **2nd Bedroom with Sea Views**
- **3rd Bedroom with Sea Views**
- **4th Bedroom/ Study**
- **Ground Floor Shower Room**
- **Large Utility Area to rear of garage**
- **Spacious Central Hall with Sea View**
- **Large Void to rear of garage with Conversion Potential**
- **UPVC Conservatory**
- **UPVC Double Glazing**
- **Gas Radiator Central Heating**
- **Coved Ceilings and Panel Style Doors**
- **French Doors off Living Room to balcony**
- **Concertina Door off Dining area to conservatory**
- **Large Integral twin bay Double Garage**
- **Easy Level Parking for a number of vehicles**
- **Enclosed South Facing landscaped Rear Garden**
- **Feature garden walling**
- **Rear Sun terrace**
- **Areas of lawn to Front and Rear**
- **All very well appointed and tastefully updated**



To arrange a viewing please contact



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Accommodation comprises as follows:

Open Pillared Entrance Porch and under cover walkway to garages with outside lights leading to Partial glazed front entrance door with side window leading to

Entrance Hall: With staircase off to first floor having storage cupboard under, smoke detector and radiator.

Ground Floor Bedroom 2: 16' 4" x 8' 8" (4.98m x 2.64m) TV point, radiator and uninterrupted coastal views.

Ground Floor Shower Room: Half tiled and fitted with white suite comprising, pedestal wash basin with mirror and shaver point, close coupled WC, corner shower with Mira unit, extractor and radiator.

Utility Area: With tiled floor, base and eye level cupboards, worktop with tiled splash back and inset stainless steel sink and drainer unit with mixer taps, plumbing and space for washing machine and tumble dryer.

Large Integral Double Garage: 19' 2" x 18' 5" (5.84m x 5.61m) with interior access door from the hallway serving the utility area and garage. 'Ideal' gas central heating boiler, twin up and over doors, power and light, electric trip box, and part glazed personnel door off to outside.

Agents Note: *The uninterrupted coastal views are also enjoyed from within the garage, which could easily be converted into additional accommodation if required subject to necessary regulations.*

Staircase from Entrance Hall to

Spacious First Floor Hall: With window above the stairway with outlook over the bay, airing cupboard with hot water cylinder and shelving, smoke detector, heating thermostat, radiator and panel style doors off, access to loft space with ladder and light.

Living Room: 18' 9" x 11' 3" (5.71m x 3.43m) With feature fireplace having inset open living flame coal effect gas fire with brass fittings on marble hearth with wooden mantle surround, TV and telephone points, 2 ceiling lights with 3 matching wall lights, 3 radiators, twin French doors with side windows opening onto balcony with stainless steel and glass balustrade, uninterrupted panoramic coastal views across the bay from both the living room and balcony.

Kitchen Dining Room: 18' 1" x 11' 9" max reducing to 9' 7" (5.51m x 3.58m)(2.92m) Formerly 2 rooms now knocked into one to create a superb kitchen dining room re fitted with range of modern units comprising selection of base cupboards with drawers and matching eye level cupboards which include illuminated display cupboards, pantry cupboard and broom cupboard, work top and ceiling down lighters, concealed built in fridge and freezer and dishwasher, worktops with tiled splash backs inset 'Franke' stainless steel 1 ½ bowl sink and drainer unit with mixer taps, worktop with inset gas hob having stainless steel canopy extractor hood above, oven unit housing eye level electric double oven, radiator and concertina folding glazed doors off to

UPVC Conservatory: 11' 7" x 9' 8" (3.53m x 2.94m) With 2 radiators, tiled flooring and French doors opening onto sun terrace and rear garden.

Bedroom 1: 15' 3" x 11' 4" (4.65m x 3.45m) With built in furniture comprising his and hers wardrobes, 3 over bed lockers, 2 bedside units with drawers, mirror fronted double wardrobe with corner display shelves, TV point and radiator.

En Suite: Re fitted with white suite comprising vanity area with concealed close coupled WC, inset wash basin and cupboards, extensive tiling, ladder towel rail radiator, corner shower, shaver point and extractor.

Bedroom 3: 12' 1" x 8' 0" (3.68m x 2.44m) With radiator and uninterrupted coastal views.

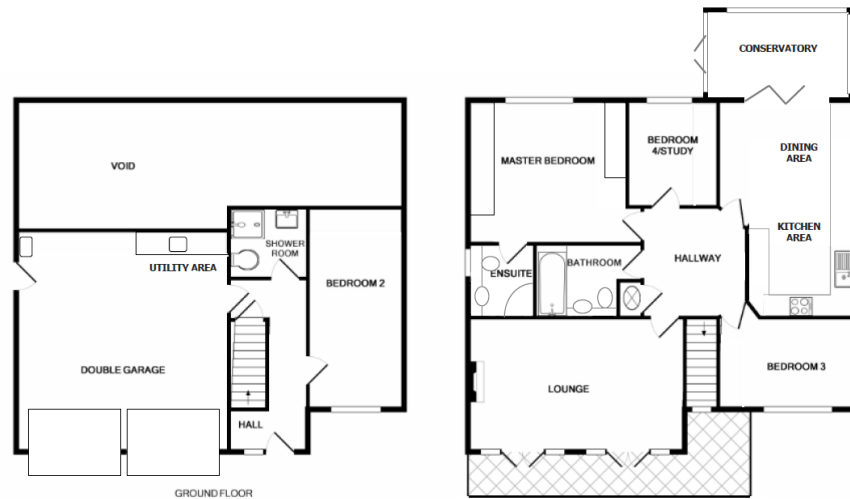
Bedroom 4/Study: 9' 2" x 7' 9" (2.80m x 2.36m) With radiator.

Bathroom: Re fitted with white suite comprising panel bath with mixer shower taps, vanity area with concealed close coupled WC and wash basin with built in cupboards and mirror above with lighting, medicine cupboard, extensive tiling, shaver point, extractor, ceiling down lighters and ladder towel radiator.

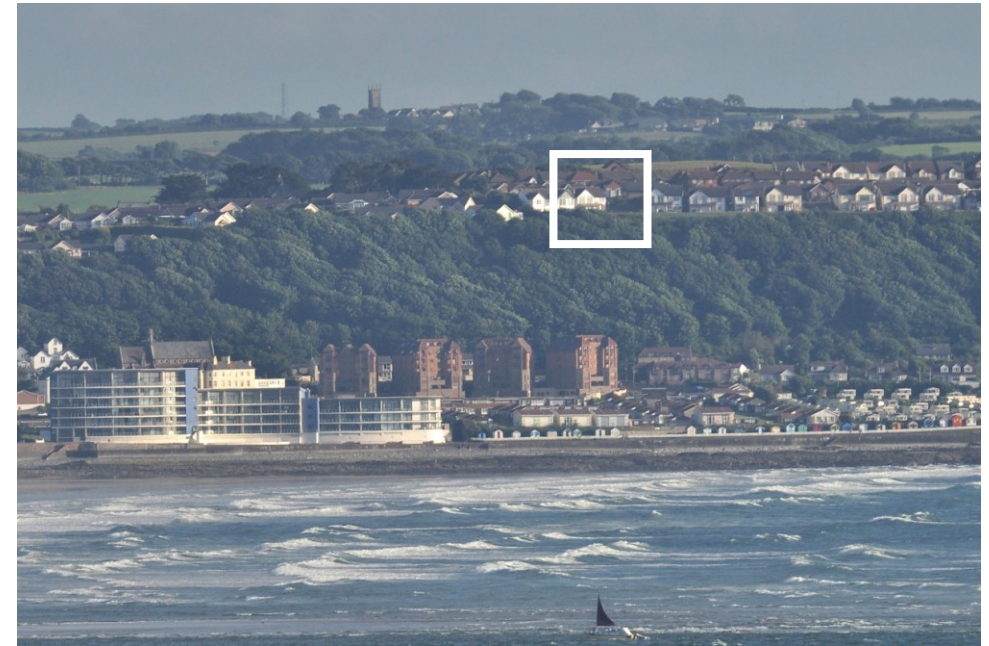
OUTSIDE: The same superb coastal views are enjoyed from both inside and out and extend from Lundy Island to Exmoor encompassing the Barnstaple Bideford Bay and the Taw Torridge Estuary. The front and side garden are laid to lawn with feature shrub bed by the front entrance, useful side path to conceal wheelie bins, driveway parking for 2 cars in front of the garages, however as number 18 owns the main driveway there is undoubted potential to park more vehicles if required. A paved side path with gate, outside tap and steps lead to the enclosed rear garden with paved terrace edged by low brick wall and topped with railing and steps leading to lawn with well tended borders, enclosed by feature walling and fencing and outside lighting.



These floor plans of 18 Dudley Way are for guidance only and not to scale.



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 misstatement. 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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Services: All Mains Connected

Council Tax: Band E

Agents Notes:

The property has a large void behind the existing garage and ground floor bedroom. This space could be converted and incorporated into the main accommodation (as has been carried out on a couple of properties nearby). By utilising and converting the integral double garage and ground floor accommodation there is undoubted potential to provide an Integral self contained Annex for dependent relatives. This self contained living space could benefit from independent access or could be intercommunicating. Alternatively, any extra accommodation would have potential as a games room or bedrooms.

The driveway serving 18, 19, and 20 Dudley Way is owned by number 18 Dudley Way, 19 and 20 have a right of way over.



EPC GRAPH
GOES HERE



