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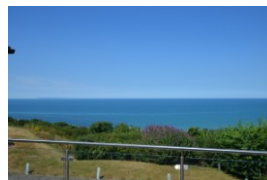
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20 Dudley Way,
Cliff Tops, Westward Ho!,
Bideford, North Devon.
EX39 1XD



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Price Guide On Application

Properties such as this are rarely available with such superb uninterrupted panoramic coastal views, If you want sea views, they don't get any better than this, Surpassing the views of properties in the much sought after residential area of nearby Bay View Road,

Superb uninterrupted cliff top coastal views overlooking 5 miles of sandy beaches extending from Westward Ho! to Saunton, taking in breathtaking views over The Bideford Barnstaple Bay towards Lundy Island and Croyde Bay in one direction and the Taw Torridge estuary in the other, with the hills of Exmoor in the distance.

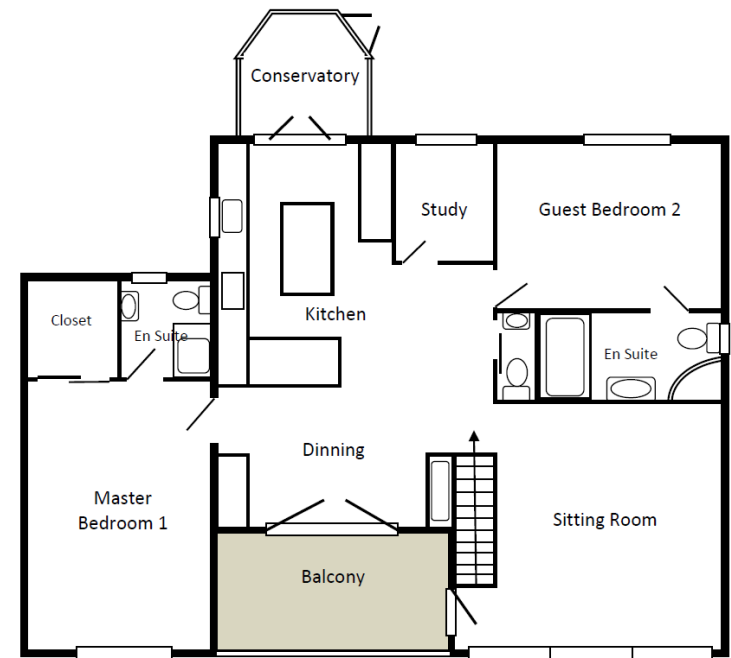
This extensively altered and extended property offers very spacious contemporary living accommodation in an amazing location.

DIRECTIONS:

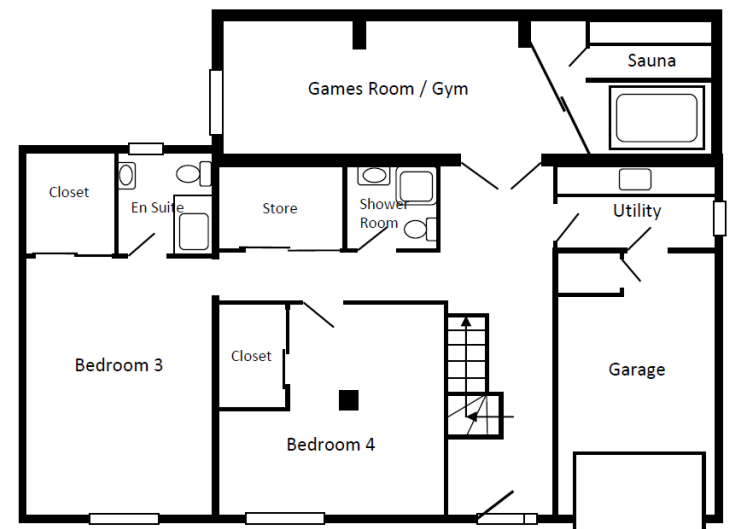
Leave the A39 Atlantic Highway just after the roundabout at the end of The New Torridge Bridge, following the A39 towards Bude, shortly after leaving the roundabout turn right signposted Westward Ho! follow the lane passing the new development on the left, then take the next left at the brow of the hill in to Cornborough Road, follow the road and just before the traffic calmer turn right into Armada Way, go through the traffic calmer and turn right into Dudley Way, continue to the end of the road into the gated private drive, the house is tucked in on the right. Please do not go down the driveway without having made an appointment first.

- * The property is approached via a private gated driveway
- * Reverse level accommodation to take in the best of the views
- * Open plan Living room with full height window and semi vaulted ceiling
- * Breath taking sea views overlooking the bay
- * Separate Dining Area
- * Extensively fitted kitchen with fitted appliances
- * Conservatory
- * Study
- * Master bedroom with deep closet, en suite and sea views
- * 2nd Bedroom with en suite bathroom
- * 3rd Bedroom with deep closet, en suite and sea views

- * 4th bedroom with deep closet and sea views
- * Ground Floor Shower Room
- * Utility Room
- * Sauna and hot tub
- * Games Room / Gym
- * South Facing Rear Garden
- * Double and Triple Glazing
- * Gas Radiator and Under floor Heating
- * Integral Garage
- * Easy Parking for 4 or more cars
- * Surprisingly private location



These floor plans are to assist and for guidance only, it is not to scale and the layout cannot be relied upon for accuracy.



A truly rare opportunity to own a cliff top property with superb uninterrupted 180 degree panoramic coastal views over the Bideford Barnstaple Bay, taking in the beaches of Westward Ho! And Saunton Sands, Northam Burrows Nature Reserve, The Taw Torridge Estuary with Exmoor in the distance. The superb views can be enjoyed from all main rooms and the balcony.

20 Dudley Way is situated on the edge of the Cliff Tops development approached off a gated private driveway also serving 2 neighbouring properties. Built in 2002 by NHBC Registered builders and designed to take full advantage of its position enjoying uninterrupted panoramic coastal views. Having a basement conversion shortly after the original build and more recently a two storey extension to one side and re modelling to the front and interior layout.

The Cliff Tops development is approached off Cornborough Road at the top of Westward Ho! Which in turn is approached off Buckleigh Road (B3236), which connects the village 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 hairdressers, grocery shops, bakers, butchers, Tesco, choice of restaurants, takeaways, public houses, tea rooms, chemist and more besides. National and very regular local buses serve the village. The superb long sandy blue flag beach is an undoubted attraction to both locals and holiday makers alike, popular with surfers and young families. The famous pebble ridge protects the Northam Burrows country park and nature reserve on which The Royal North Devon golf club is also situated, overlooking the Taw Torridge Estuary and Bideford Barnstaple Bay.

Spacious coastal homes with views like this are rarely available in this enviable location are rarely available so if you want sea views in North Devon they don't get any better than this.

Accommodation briefly comprising:

Partial glazed front entrance door with side window leading into

Entrance Hall: 22' 8 x 8' 6 (6.90m x 2.59m) with stainless steel and wood staircase to

First Floor Open Plan Living Area incorporating sitting, dining and kitchen areas as follows

Sitting Room: 18' 11 x 17' 2 (5.76m x 5.23m) with semi vaulted ceiling, full height and width picture window and door to balcony all with panoramic coastal views and feature fish tank screen

Kitchen Dining: 26' 5 x 18' 9 (8.05m x 5.71m) very well fitted with numerous appliances including coffee machine and full height fridge and freezer, doors to both balcony with panoramic coastal views and rear conservatory

Conservatory: 9' 8 x 9' 4 (2.95m x 2.84m) overlooking rear garden with doors to outside

Study: 7' 8 x 7' 1 (2.34m x 2.15m) overlooking rear garden

Cloakroom: fully fitted

Master Bedroom 1: 18' 5 x 12' 5 (5.61m x 3.78m) with large closet / dressing room and coastal views

En Suite Shower Room: fully fitted

Guest Bedroom 2: 14' 10 x 11' 4 (4.52m x 3.45m) overlooking rear garden

En Suite Bathroom: fully fitted with both bath and shower

On the ground floor the following accommodation could be used for guests or potential as a self contained annexe.

Bedroom 3: 18' 7 x 12' 5 (5.66m x 3.78m) with large closet / dressing room and coastal views

En Suite Shower Room: fully fitted

Bedroom 4: 15' 3 x 14' 10 (4.65m x 4.52m) (potential ground floor living room) with large closet / dressing room and coastal views

Shower Room: 9' 3 x 6' 1 (2.82m x 1.85m) fully fitted

Games Room / Gym: 22' 2 x 9' 8 (6.75m x 2.95m) approached from the hallway via glazed double doors

Sauna Room: 10' 6 x 9' 8 (3.20m x 2.95m) with enclosed sauna and adjacent Jacuzzi hot tub approached through sliding glazed doors

Utility: 8' 8 x 6' 10 (2.64m x 2.08m) (potential ground floor kitchen) fitted with base and eye level cupboards, sink, plumbing for washing machine, gas fired boiler and door to outside

Integral Garage: 13' 5 x 8' 9 (4.09m x 2.67m) with roller shutter door and airing cupboard housing hot water tank

Outside:

To the front of the property is an extensive brick paved driveway with garden lighting. Side gate and steps lead to the rear garden with decked terrace, slightly raised lawn shrub beds, hedging and creepers to fenced boundaries.

Services: All Mains Connected.

Council Tax: Band E (to be re assessed on change of ownership due to extension)

Please note; the property is in need of external refurbishment and re decoration to bring it back to its former glory and has been taken into account when pricing this property.



Energy Performance Certificate

20, Dudley Way, Westward Ho, BIDEFORD, EX39 1XD

Dwelling type:	Detached house	Reference number:	9328-5922-7280-6308-8900
Date of assessment:	12 October 2018	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	12 October 2018	Total floor area:	271 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,272
Over 3 years you could save	£ 516

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 711 over 3 years	£ 357 over 3 years	
Heating	£ 3,135 over 3 years	£ 2,973 over 3 years	
Hot Water	£ 426 over 3 years	£ 426 over 3 years	
Totals	£ 4,272	£ 3,756	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) A			G
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations on page 3.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£90	£ 306
2 Heating controls (time and temperature zone control)	£350 - £450	£ 213
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 939

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

To arrange a viewing please contact



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