

for sale



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01237 420899
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4 Tors View
Highcliffe Park, Westward Ho!
Bideford, North Devon. EX39 1XJ



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4 Tors View
 (Highcliff Park)
 Cornborough Road,
 Westward Ho! Bideford,
 North Devon. EX39 1XJ

Price Guide
£425,000

A very well appointed coastal home located on the cliff top at Westward Ho! Offering accommodation ideally suited to retirement and whilst also eminently suitable as a holiday home.

- Modern fully Detached 3 Bed Bungalow
- Enclosed entrance porch leading to Hall
- Living Room with Box Bay Window
- Re fitted Kitchen with Dining area
- Sun Lounge/Conservatory with Under Floor Heating
- Master Bedroom with Wardrobes and En Suite
- 2 Further Bedrooms with Wardrobes
- Family Bathroom with Shower
- Up Graded Double Glazing,
- Gas Radiator Central Heating with recent replacement boiler
- Double Garage with Electric Roller Door
- Fully Enclosed South West Facing rear Garden
- Useful workshop/shed and summer house
- Solar panels (owned) with feed in tariff
- Level cul de sac location
- Ideal Location as Holiday Home
- Popular Retirement Location
- Close to The South West Coast Path
- Close to community green with superb coastal views
- Close to National Trust Woodland
- Short Walk to the Beach and the Village
- Potential for extension subject to planning
- Potential for enclosed secure parking
- Possibly the largest plot on the development



Situation:

Tors View, is located on the edge of the Highcliffe Park development off Cornborough Road which in turn is situated above the popular coastal resort of Westward Ho! The property occupies a level position within a select cul de sac of mainly detached bungalows and individually designed detached houses. The property is within a very short walk of the coastal cliff path which leads down through Kipling Tors (National Trust land) to the village and beach whilst also connecting with the South West Coastal Path,.

Westward Ho! has a superb, long and sandy beach which has been awarded blue flag status on a number of occasions and is an undoubted attraction to both locals and holiday makers alike, being popular with surfers and young families. The beach fronts the famous pebble ridge which in turn, protects the Northam Burrows Country Park Nature Reserve and The Royal North Devon Golf Club from the sea.

Location:

Westward Ho! is an ever increasingly popular coastal resort fronting the Bideford Barnstaple Bay, looking towards Lundy Island and beyond. The village is well served by both a local and national bus service and offers a very good selection of local shops and amenities which include Post Office, chemist, newsagents, hairdressers, grocers, bakers, butchers, delicatessen, ironmongers, Tesco, souvenir and beach shops, choice of restaurants, takeaways, public houses, tea rooms, surf shop and more besides. The nearby port and market town of Bideford is a short distance away providing a wider range of amenities including banking, supermarkets and out of town shopping, primary and secondary schooling in both the private and public sector. Barnstaple the regional centre is approximately 9 miles away offering a wider selection of leisure and shopping facilities including the Tarka line rail link to the main line at Exeter.



Property:

4 Tors View is a detached bungalow known as the 'Petworth' design built by NHBC registered builders 'Knapp Homes' in 2000. The property is located at the head of a small cul de sac on the edge of the development; number 4 is the largest design of bungalow built on the development and possibly occupies the largest plot. The current owners have recently enhanced the energy efficiency of the property with the installation of PV panels, new pvu double glazing, new boiler, thermal roller garage door, upgraded conservatory and enclosed entrance porch. The accommodation comprises; Front porch, entrance hall, sun lounge/conservatory, re fitted kitchen/diner, lounge, master bedroom with en suite, family bathroom and 2 further bedrooms. Outside is a double width driveway providing parking leading to double garage. The agents note; scope for further secure hard standing to the side. A south west facing rear garden laid mainly to lawn with summer house and sun terrace.

Accommodation briefly comprises (with all measurements being approximate):

Enclosed Entrance Porch with partially glazed Front Door, cloaks hooks and inner entrance door leading to:

Entrance Hall: with radiator, coved ceiling, smoke detector, flush cloaks cupboard, TP, heating thermostat, access to loft space and panel style doors off.

Lounge: 17' 10 x 12' 7 (5.43m x 3.84m) measured in to bay window, TV & TP, radiator, fireplace with living flame gas fire having wooden mantle surround, marble insert and hearth, 2 wall lights, coved ceiling and twin doors leading off to

Kitchen Diner: 22' 1 x 9' 3 (6.73m x 2.82m) recently re fitted with range of high gloss units comprising base cupboards and drawers, stylish curved corner units, matching eye level cupboards with microwave recess, oven unit housing inset eye level double oven, wood block work tops with inset gas hob having concealed extractor hood over, twin ceramic sink with mixer taps, plumbing for dishwasher, space for fridge freezer, heating time control, wood flooring, double doors to lounge and further door to hall, radiator and double glazed French doors off to

Sun Lounge/Conservatory: 16' 0 x 10' 5 (4.87m x 3.17m) wood flooring with under floor heating, vertical blinds, feature radiator, doors off to outside and garage, plus sliding Patio doors to paved sun terrace and sunny south west facing rear garden

Master Bedroom 1: 12' 7 x 10' 3 (3.83m x 3.12m) with built in mirror fronted double wardrobe cupboard, TV & TP, radiator, coved ceiling, outlook over rear garden and twin doors to:

En-Suite Shower Room: with suite comprising wash basin, low level W.C, inset shower with screen door and Mira shower unit, shaver light, ladder radiator, window and extractor

Bedroom 2: 11' 8 x 8' 4 (3.55m x 2.54m) with built in mirror fronted double wardrobes, radiator, outlook over rear garden, coved ceiling

Bedroom 3: 9' 7 x 6' 8 (2.92m x 2.03m) with built in cupboard, outlook over rear garden, radiator, coved ceiling, TV and TP points.

Family Bathroom: with white suite comprising panelled bath with fully tiled surround, 'Mira' shower over with rail and curtain, pedestal wash basin, low level W.C, ½ tiled surround, shaver light, ladder radiator, coved ceiling, window, extractor and linen cupboard with electric heater,

OUTSIDE: The property is approached off a double width driveway providing level parking which also leads to double garage and footpath extending to the front door. The front garden is level and laid to grass. Side gates on both sides of the property lead to generous south west facing rear garden. The rear garden is enclosed by fencing and hedging being mainly laid to lawn with some shrub beds, specimen trees, raised bed, useful workshop shed to one side, summer house and a large sun terrace next to the conservatory. The rear garden enjoys a good degree of privacy and a very sunny south westerly aspect.

Agents Note:

There is undoubted potential to create extra parking to the front of the property, if required, as well as potential to provide enclosed secure parking to the side of the bungalow for additional parking if required.

Double Garage: 16' 9 x 16' 7 (5.10m x 5.05m) with electric roller shutter door, 'Logic' gas fired boiler supplying domestic hot water and central heating, power and light, gas meter, electric consumer unit, solar panel controls, plumbing and space for washing machine and dryer, loft storage space and door off to conservatory.

SERVICES:

All main services connected.

COUNCIL TAX:

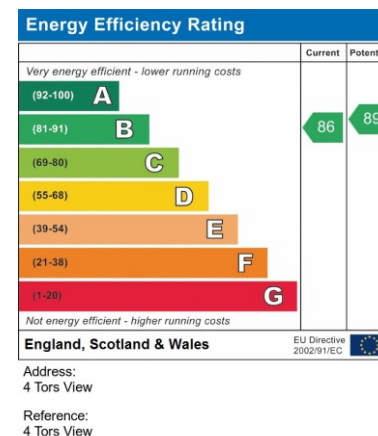
Band 'E'

ENERGY RATING:

Band 'B'

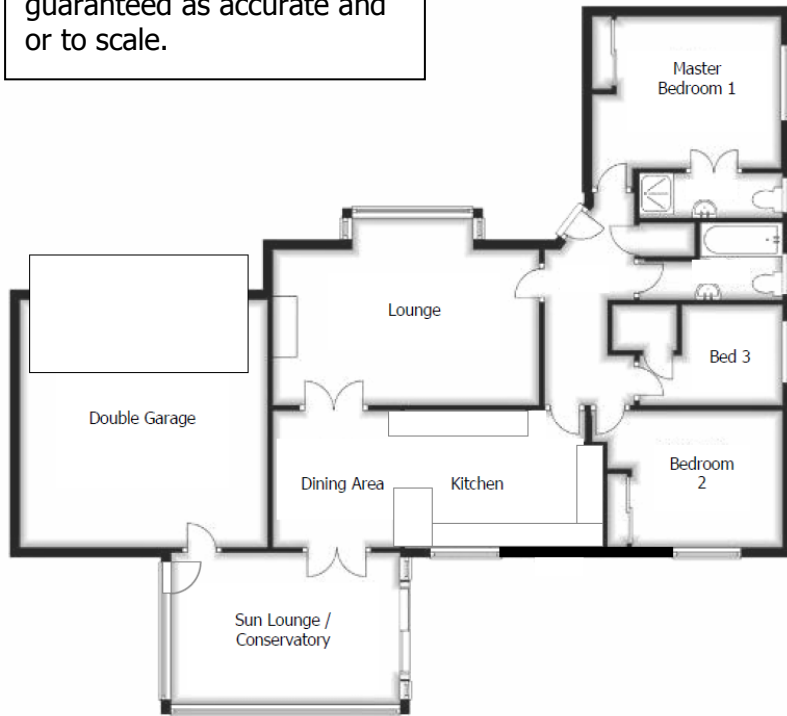
Agents Note:

The current owners have upgraded this properties energy efficiency significantly. Having replaced the original upvc double glazing with upgraded windows, upgraded loft insulation, replaced the boiler, added solar panels, replaced the garage door with electric thermal roller door and also upgraded the conservatory. Solar panel storage battery being installed June 21 will be a further enhancement.



Agents Note:

This floor Plan is for guidance only, It cannot be guaranteed as accurate and or to scale.

**Directions**

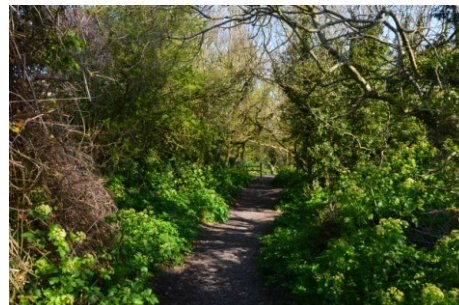
Follow the A39 Atlantic Highway to just West of the Heywood Road Roundabout located at the end of the New Torridge Bridge. Continue on the A39 from the roundabout in the direction of and signposted towards Bude, follow the road up the hill and prepare to take the first right into Buckleigh Road (B3236) which is signposted Westward Ho! Follow the lane through the bends for about half a mile passing the houses on the right, then take the next left into Cornborough Road (by the telephone box), follow the road up and over the brow of the hill and as you see the coastal view in front of you take the next right into Gainsborough Drive and then the second left in to Tors View. The property is at the head of the cul de sac on the left.



High Cliffe Park Recreation Area, with its superb panoramic coastal views. A great recreational asset being very close by



Woodland walk to the village, going through The Tors and connecting with the South West Coastal Path



To arrange a viewing please contact



Mark Devitt Property Marketing Consultants

t: 01237 420899 **m:** 07977 045331

e: mark @ markdevitt.co.uk

www.markdevitt.co.uk

4 Tors View.

Agents Note:

This is purely for guidance to identify the plot and must not be taken as the certified plot identified in the vendors title



