



4 Rudyard Way      Price Guide £425,000  
Westward Ho! Bideford, Devon EX39 1XL

**H**ARDING & CO  
ESTATE AGENTS & VALUERS

An extremely impressive detached bungalow with modern open-plan living spaces providing spacious 3 bedroom accommodation. The property has been upgraded and re-modelled by its current owners and is dressed to a contemporary standard throughout. There is a double garage and a sizable driveway and the garden is level and very generous in size plus its south-facing position is particularly appealing. This is a fine property and should be viewed immediately.

The property is positioned minutes from the superb Tors footpath which is a beautiful scenic coastline walk. The villages of both Northam & Westward Ho! benefit from a good range of shops catering for day to day needs, library, Junior School, Health and Dental Centres, Leisure Centre and the Burrows Country Park offers many attractive walks and stunning vistas together with Visitor's Centre. A regular bus service provides access to the port and market town of Bideford, approximately 2 miles distant, where a wide range of amenities and recreational facilities can be found.



### The Accommodation Briefly

#### Hallway

#### **Open-Plan Living Area (incorporating the Kitchen)**

24'5 x 20'8 (7.46m x 6.33m) (L-shape max measurements) Lounge width 12.75 Kitchen width 8'96

#### **Lounge Conservatory**

15'9 x 12'8 (4.84m x 3.9m)

#### **Main Bedroom Suite**

14'4 x 9'10 (4.37m x 3.0m)

Plus en-suite shower room

#### **Bedroom Conservatory**

10'4 x 8'4 (3.16m x 2.56m)

#### **Bedroom 2**

10'0 x 9'10 (3.05m x 3.0m)

#### **Bedroom 3**

7'7 x 7'7 (2.31m x 2.31m)

#### **Main Shower Room**

#### Outside

#### **Double Garage**

16'8 x 16'8 (5.08m x 8.08m)

The gardens are superbly designed and maintained at number 4 and are a particular feature. The rear garden faces south and is mostly laid to a level lawn with attractive borders and planting with a lovely patio directly accessed from the kitchen and conservatory. There are raised beds and also access to the garage. There is a generous front garden and a long driveway offering parking for at least 4 vehicles.

**Services:** All mains services connected, Gas CH & uPVC DG.

**Energy Performance Certificate:** TBC

**Council Tax Banding:** E

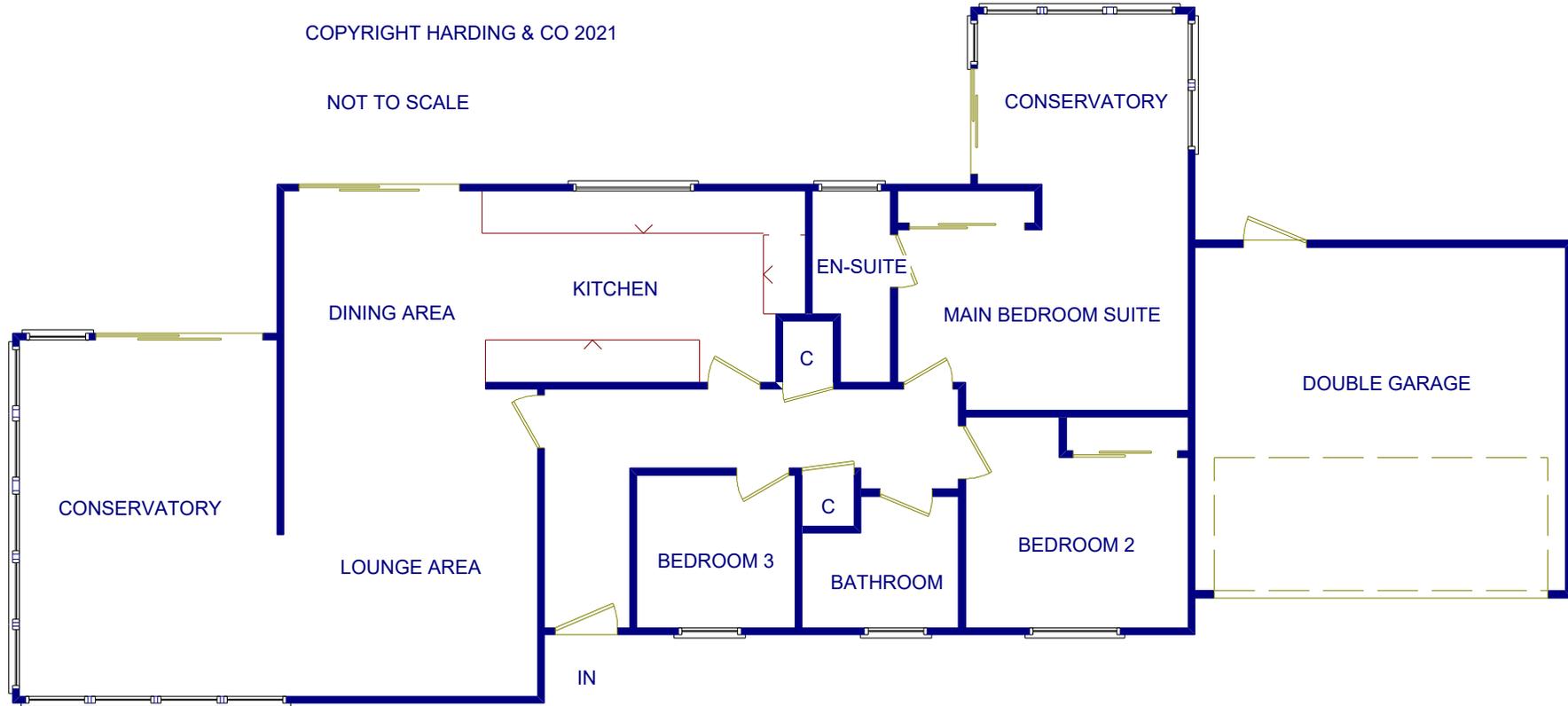
#### **Directions:**

From Bideford proceed out of the town past Morrisons towards Heywood roundabout on the A39. Proceed over the roundabout, past the turning right towards Appledore and take the 2nd left into Bay View Road. Continue along Bay View Road to the end where there is a junction. Go straight over into Cornborough Road and follow the road to the end and turn right into Gainsborough Drive then first left into Rudyard Way where number 4 is easily located at the end of the cul-de-sac.



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NOT TO SCALE



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