



11 Old Stone Close      Price Guide £395,000  
Westward Ho! Bideford, Devon EX39 1XH

**HARDING & CO**  
ESTATE AGENTS & VALUERS

A modern 3 bed (1 en-suite) detached bungalow, in a popular and quiet residential area off Cornborough Rd, offering vacant possession and no onward chain. The accommodation briefly comprises: Hall, lounge, dining room, kitchen, utility, cloaks, bathroom, en-suite shower room, gas CH, DG, corner plot gardens and double garage.

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

#### **Lounge**

15' 4 x 11' 1 (4.67m x 3.38m)

#### **Dining Room**

11' 0 x 9' 10 (3.35m x 3.00m)

#### **Kitchen**

11' 0 x 7' 0 (3.35m x 2.13m)

#### **Utility Room**

10' 7 x 5' 3 (3.23m x 1.60m)

#### **Bathroom**

9' 8 x 5' 8 (2.95m x 1.73m)

#### **Bedroom 1**

11' 5 x 10' 4 (3.48m x 3.15m)

#### **En-suite Shower Room**

#### **Bedroom 2**

13' 4 x 8' 6 (4.06m x 2.59m)

#### **Bedroom 3**

9' 10 x 6' 2 (3.00m x 1.88m)

#### **Outside**

To the front and sides of the property are large lawned gardens. To 1 side of the property is a tarmac driveway leading to the:

#### **Attached Double Garage**

17' 6 x 17' 0 (5.33m x 5.18m)

Door to rear garden.

Side pedestrian access leads around the property to the rear garden. The rear garden comprises of a spacious and level patio with steps up to a further lawned garden incorporating a raised flowerbed with attractive plants and a rockery to the rear garden. The garden is fully enclosed.

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

**Energy Performance Certificate: D**

**Council Tax Banding: E**

#### **DIRECTIONS TO FIND:**

From Bideford Quay proceed towards Northam passing the Durrant House Hotel on your right hand side. Take the left hand turning onto Bay View Road. At the end of the road turn left then immediate right onto Cornborough Road. Follow this road to the end taking the right hand turning into Gainsborough Drive. Take the 1st right hand turning into Old Stone Close where number 11 will be found to be the 1st property on your right hand side occupying a corner plot.





