



## 29 Woodpecker Close, Westward Ho!, EX39 1GS

Price Guide £274,000

- Close To Westward Ho!
- Off-Road Parking
- Three bedrooms
- Popular Residential Location
- Modern Family Home
- Remainder of NHBC Warranty
- Charming South-West Facing Garden
- Must See!



# 29 Woodpecker Close, Westward Ho! EX39 1GS

Welcome to this beautifully presented, modern three-bedroom semi-detached home, located just minutes from the beach! Number 29 is set in a sought-after position towards the rear of the development. The property boasts a bright and inviting interior, with a lovely south-west facing garden. Inside, you'll find well-thought-out living spaces, including a charming kitchen/diner with French doors that open directly into the garden, creating a seamless flow between indoors and outdoors. The home also offers three spacious bedrooms, including a generous master, a contemporary bathroom suite, and plenty of parking. With the beach just a short walk away, this is a fantastic opportunity for coastal living. Early viewings are highly recommended!



3



1



2



B

Council Tax Band: C



## Ground Floor

### Entrance Hall

Welcomes you into the home, providing plenty of space for coats and shoes.

### WC

3'2 x 5'8

Comprising a low-level WC and hand wash basin.

### Lounge

11'7 x 15'4

A light and airy lounge at the front of the property, featuring an understairs storage cupboard and access to the kitchen.

### Kitchen/Diner

14'11 8'9

The kitchen/diner is a bright and airy space, filled with natural light. The kitchen is well-equipped with a range of matching base and wall units, housing built-in appliances including an oven with hob and extractor above. There is also space for white goods such as a fridge/freezer and washing machine, with ample storage. The room offers plenty of space for a dining table and chairs, with French doors opening out onto the garden.

## First Floor

### Bedroom One

14'11 x 8'1

A generous double bedroom at the front of the property.

### Bedroom Two

8'6 x 9'10

A further double bedroom.

### Bedroom Three

A single bedroom ideal as a spare bedroom or home office.

### Bathroom

8'6 x 5'11

A modern three-piece suite featuring a bath with shower over, low-level WC, and hand wash basin.

### Outside

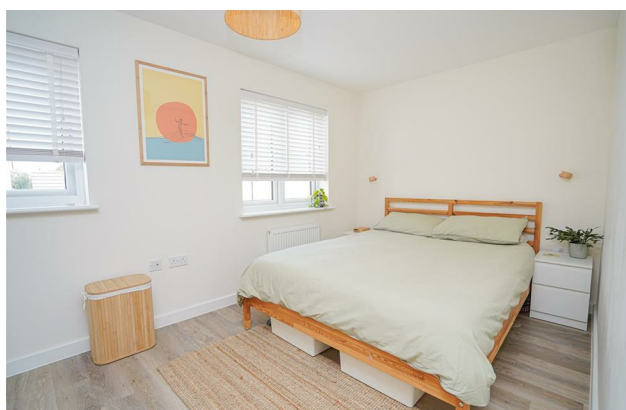
To the front of the property, you'll find a small patio area and a large driveway offering ample parking for multiple vehicles, with side access leading to the rear garden. The garden is mainly laid to lawn, with a small patio area, bordered by a wooden fence, and also benefits from an outside storage shed.

### Services

All mains services connected, gas fired central heating.

Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 1800 Mbps.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.







## Directions

## Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

