



The Steps Avon Lane, Westward Ho, Bideford, EX39 1LW

Asking Price £250,000

- Two-bedroom apartment in the heart of Westward Ho!
- Bright and spacious open-plan living accommodation
- Family bathroom serving both bedrooms
- Short distance to Westward Ho! beach and coastal walks
- Stunning sea views from the living area
- Two well-proportioned bedrooms
- Large garage providing excellent storage or workshop space
- Convenient access to local shops, cafés, restaurants and amenities

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Nestled in the heart of Westward Ho!, this delightful two-bedroom apartment offers a wonderful blend of comfort and convenience. Boasting stunning sea views from the living area, the property provides the perfect setting for those looking to enjoy a relaxed seaside lifestyle. The apartment features two well-proportioned bedrooms served by a family bathroom, offering comfortable accommodation for residents or guests. The open-plan living space has been designed to make the most of the outlook, creating a bright and airy environment where the impressive sea views can be enjoyed. Located on Avon Lane, the property is within easy reach of local amenities including shops, cafés, restaurants and leisure facilities. The popular seaside village of Westward Ho! is well known for its expansive sandy beach, coastal walks and vibrant community. A particular highlight of the property is the large garage, providing excellent storage space or potential for use as a workshop. This practical addition is ideal for those with outdoor hobbies or simply looking for valuable additional space. Presenting a fantastic opportunity to enjoy coastal living in one of North Devon's most sought-after locations.



Council Tax Band: A



Location

Situated within the popular coastal village of Westward Ho!, Avon Lane enjoys a convenient position just moments from the village centre and its renowned two-mile sandy beach. Westward Ho! is well known for its vibrant seaside atmosphere, offering a variety of cafés, restaurants, local shops and leisure facilities, along with access to the South West Coast Path and the open spaces of Northam Burrows Country Park. Avon Lane itself is ideally placed to enjoy both the coastal scenery and everyday amenities, making it a sought-after location for those looking to embrace a relaxed North Devon coastal lifestyle.

Entrance

Open Plan Living

19'2" x 12'9"

Bedroom One

12'3" x 12'0"

Bedroom Two

16'6" x 6'9"

Bathroom

Garage

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

From Bideford Quay, proceed towards Heywood Road (A39) following signs for Westward Ho!. Continue along the A39 and at the Heywood Road roundabout, take the exit signposted for Westward Ho! (A386). Follow this road towards the coast, continuing straight ahead as you approach the village. Upon entering Westward Ho!, continue towards the seafront and take the turning for Avon Lane. Proceed along Avon Lane, where the property will be located after a short distance.



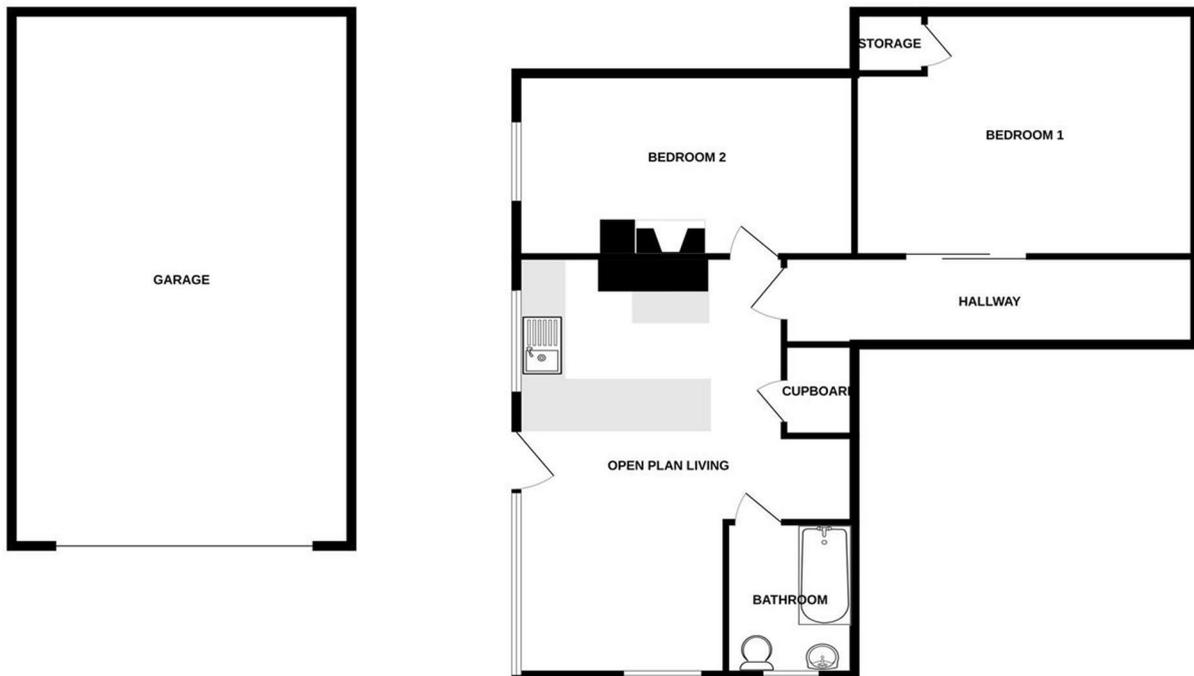
Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements