



Codaro, Eastbourne Terrace, Westward Ho!, EX39 1HG

Price Guide £585,000

- Stones Throw From The Beach
- Versatile Accomodation
- Ideal Family Home or Holiday Let
- Cosy Log Burner
- Multi-Generational Living Potential
- Main House and Annexe
- Coastal Home
- Stylish Kitchen/Breakfast rooms
- Gated Private Drive
- NO CHAIN!

Eastbourne Terrace, Westward Ho! EX39 1HG

This is not your everyday five-bedroom home! Occupying one of the most enviable plots in the area, discreetly positioned on a private road, just a short walk from the beach and the thriving seaside village of Westward Ho! This impressive home offers the versatility to be utilised as two separate dwellings, making it an ideal solution for multi-generational living or a lucrative holiday let opportunity. With a private driveway, ample parking, and breathtaking views across Northam Burrows and out to sea, this distinctive property is now available with no onward chain, presenting a great opportunity for potential buyers.



Council Tax Band: Exempt



Main House

Ground Floor

Entrance Hallway

Welcomes you into the home.

Kitchen/Diner

15'3" x 13'3"

The kitchen is thoughtfully designed with a range of matching base and wall-mounted units, accommodating various appliances such as a gas hob, oven, dishwasher, and fridge. Additionally, there is ample space for a dining table and chairs, perfect for entertaining.

Lounge

12'5" x 10'2"

The cosy lounge is illuminated by traditional lamps and showcases an attractive fireplace, complemented by the original stone walls that lend a unique sense of character and charm.

Conservatory

16'1" x 7'11"

Ideal as a games room room or home office, the conservatory adds an additional social space and provides access into the garden where stunning views over Northam Burrows can be enjoyed.

Bed 2

18'11" x 9'0"

A generously sized double room found on the ground floor.

WC

5'2" x 3'1"

Comprising of a low level WC and wash hand basin.

First Floor

Bedroom 1

12'11" x 9'3"

A spacious bedroom with a large window overlooking Northam Burrows. There is also a handy built in wardrobe.

Bedroom Five

9'8" x 7'9"

A single room, ideal as a home office or spare room.

Bathroom

8'0" x 6'7"

A modern suite comprising a bath with shower over, low level WC and hand wash basin.

ANNEXE

Offering its own private access.

Ground Floor

Hallway

Welcomes you into the property.

Open Plan Living

18'11" x 16'6"

The kitchen is well fitted with a range of matching base and wall units, offering space for various appliances. The room also benefits from generous living space, enhanced by dual-aspect windows that fill the area with natural light.

First Floor

Bedroom Three

A generously sized double room, showcasing stunning views over Northam Burrows and out to sea.

Bedroom Four

14'3" x 10'2"

A further good sized bedroom.

Bathroom

6'5" x 6'3"

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

Outside

At the front of the property, you are welcomed by a gated entrance and a spacious driveway with ample parking for multiple vehicles. To the rear, a charming courtyard provides access to the property through the conservatory. The courtyard also offers delightful views over Northam Burrows, with the beautiful sandy beach of Westward Ho! just a short walk away.

Garage

The garage can be accessed internally from the annexe or via an up and over garage door. It is fully equipped with electric and lighting.

Viewings

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.

Holidayletting

This cottage is currently successfully being holiday let by award winning agents Holidaycottages.co.uk. For information on how the property has performed over previous seasons, contact the Morris and Bott team.

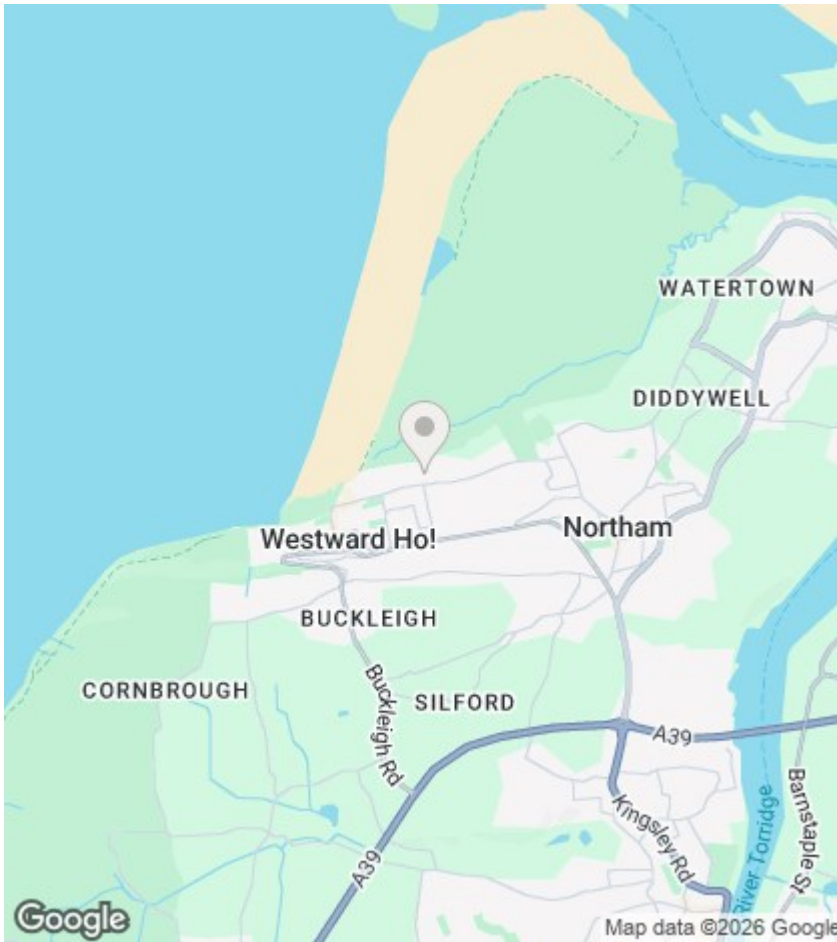
Services

Tenure: Freehold

Local Authority: Torridge District Council, Riverbank House, Bideford, EX39 2QG. Tel: 01237 428700.

Council Tax: Currently Business Rated

Services: All Mains Services Connected. Gas Fuelled Central heating



Directions

From our office on Bideford Quay, proceed towards North towards Northam and Westward Ho! Continue straight over Heywood roundabout and continue without deviation for approximately 1 mile. Continue down the hill into Atlantic Way as the road bears left. Take the second right into Beach Road and continue to the bottom, turn left and the junction into Golf Links Road and take a right turning when you see a sign for Eastbourne Terrace. The property can then be found on at the Viewings

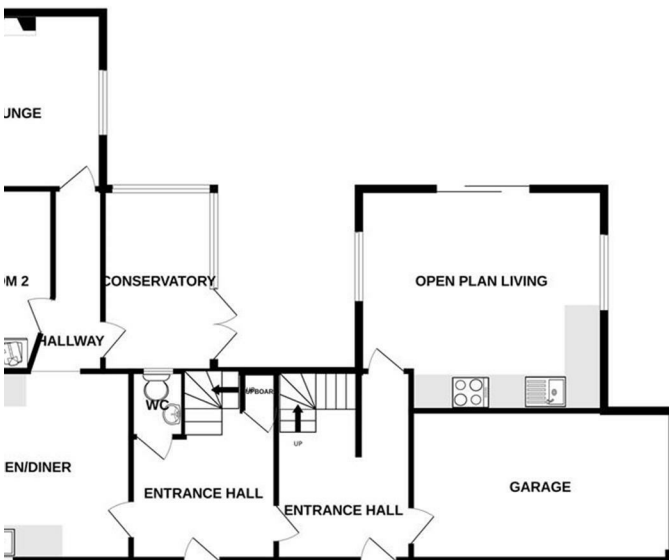
Viewings by arrangement only. Call 01237 459 998 to make an appointment.

EPC Rating:

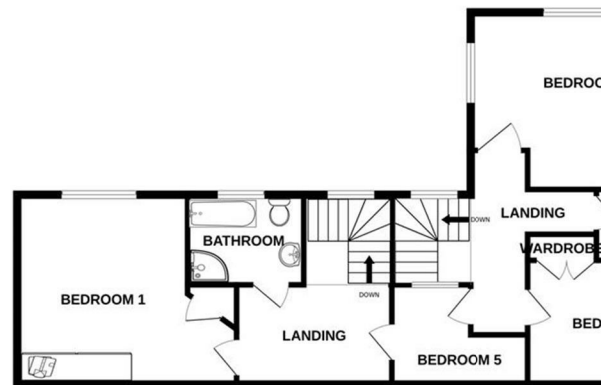
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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