



## Avon Cottage, Avon Lane, Westward Ho!, Bideford, EX39 1LW

Price Guide £239,950

- Charming cottage by the sea
- Walking distance to the beach
- Ideal second home/holiday let
- Easy access to the South West Coast Path
- Bright and comfortable living accommodation
- Two well-proportioned bedrooms
- Close to nearby village amenities
- No onward chain

# Avon Lane, Bideford EX39 1LW

Nestled within the popular Avon Lane area of Westward Ho!, this charming cottage offers a comfortable coastal home with a relaxed feel. Well suited to those looking to enjoy life by the sea, the property combines character with practical living. The cottage provides two well-proportioned bedrooms, both benefiting from good natural light. At the heart of the home is a welcoming lounge, creating a cosy space for everyday living, accompanied by a recently fitted modern kitchen. Outside, the property enjoys an attractive garden and is ideally located within easy walking distance of the beach. Village amenities are all close at hand, perfect for regular walks or simply making the most of the surroundings.

Offered for sale with no onward chain, the property presents a straightforward purchase and a great opportunity for those seeking a main home, second home or coastal retreat.



Council Tax Band: A



## Location

Situated on the sought-after Avon Lane in the popular coastal village of Westward Ho!, the property enjoys a superb location within easy reach of the beach, local amenities, and scenic coastal walks. Westward Ho! is renowned for its expansive sandy beach, vibrant surf scene, and breathtaking North Devon coastline, making it a highly desirable place to live or holiday. The village offers a range of shops, cafés, restaurants, and leisure facilities, while nearby Bideford provides further shopping, schooling, and transport links. Combining coastal charm with everyday convenience, this location is ideal for those seeking a relaxed seaside lifestyle.

## Ground Floor

### Porch

### Lounge

14'0" x 12'7"

### Kitchen

11'8" x 6'7"

### Utility

6'2" x 4'1"

## WC

4'5" x 4'1"

## First Floor

### Bedroom One

12'11" x 10'1"

### Shower Room

10'1" x 9'10"

### Bedroom Two

14'4" x 13'5"

## Outside

Outside, the property enjoys a private enclosed garden, predominantly laid to lawn and bordered by mature shrubs and established planting, creating a pleasant and secluded outdoor space. A charming patio area provides the perfect setting for alfresco dining, entertaining guests, or simply relaxing during the warmer months. The garden offers a balance of open space and greenery, ideal for both families and keen gardeners alike.

## Services

All mains services connected, gas fired central heating.



## Directions

From Bideford Quay, head west along the A386 towards Westward Ho!, following signs for Northam. At the Heywood Road roundabout, take the exit signposted for Westward Ho! and continue along Atlantic Way. Follow this road into the village, and as you approach the seafront, turn into Avon Lane, where the property will be situated along the road. The journey typically takes around 5–10 minutes by car.



## Viewings

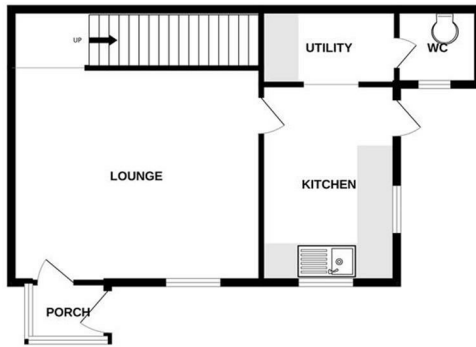
Viewings by arrangement only. Call 01237 459 998 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(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 misstatement. 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. Made with Metropix ©2025