



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

38 Taylor Crescent  
Westward Ho  
Bideford  
Devon  
EX39 3FA

**Asking Price: £415,000 Freehold**



Changing Lifestyles

01237 479 999  
[bideford@bopproperty.com](mailto:bideford@bopproperty.com)



38 Taylor Crescent, Westward Ho, Bideford, Devon, EX39 3FA

## A BEAUTIFULLY PRESENTED DETACHED FAMILY HOME



- • 4 Bedrooms (1En-suite)
- Contemporary living arranged over 3 well-planned floors
- Front-facing Lounge - a bright & comfortable living space
- Stylish, open-plan Kitchen / Family Room with double doors opening to the rear garden
- Cloakroom, Family Bathroom & Shower Room
- Fully enclosed, low-maintenance rear garden
- Private driveway parking & Attached Garage
  - This is an excellent opportunity to secure a versatile family home in a highly desirable coastal location



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## Overview

**Located within a popular and modern development in Westward Ho!, this beautifully presented and deceptively spacious 4 Bedroom detached family home offers contemporary living over 3 well-planned floors. Immaculately finished throughout and move-in ready, the property benefits from driveway parking, an Attached Garage and an enclosed garden – all within easy reach of the coast and local amenities.**

**The ground floor accommodation opens into a central Entrance Hall with a Cloakroom and access to both the front-facing Lounge and the stylish, open-plan Kitchen / Family Room at the rear. The Lounge provides a bright and comfortable living space, while the Kitchen / Family Room is ideal for family life and entertaining, fitted with modern units and integrated appliances, and featuring double doors that open onto the rear garden.**

**On the first floor are 2 Bedrooms, including a generous Main Bedroom with En-suite Shower Room and a further double Bedroom positioned at the rear. A modern Family Bathroom with a white suite serves this floor. The second floor adds real flexibility, offering 2 further double Bedrooms with great proportions and a Shower Room between them – ideal for older children, guests or working from home.**

**Externally, the rear garden is fully enclosed and laid out to be low-maintenance, making it perfect for alfresco dining and relaxing in the sun. To the front, the property benefits from a private driveway and a useful Attached Garage, providing secure parking or additional storage.**

**With its spacious layout, clean modern finish and practical features across 3 floors, this is an excellent opportunity to secure a versatile family home in a highly desirable coastal location. Westward Ho! beach, schools, shops and travel links are all within easy reach, making the property well suited to a wide range of buyers including families, second-home seekers or investors.**

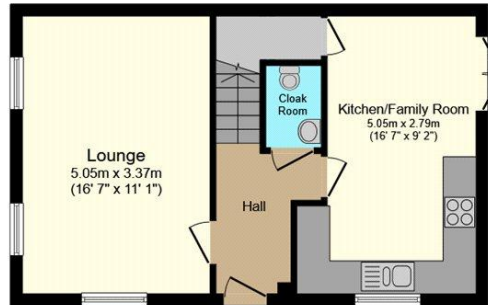
**Viewing is highly recommended to appreciate the space and finish this fantastic home has to offer.**

## Agents Note

We are advised by the vendors that there is a Maintenance Charge of £195.00 per annum payable for future management of the estate and maintenance of areas of open space.

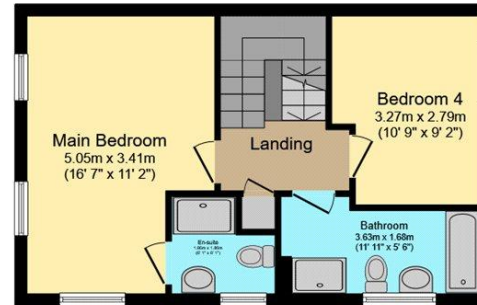
## Council Tax Band

C – Torridge District Council



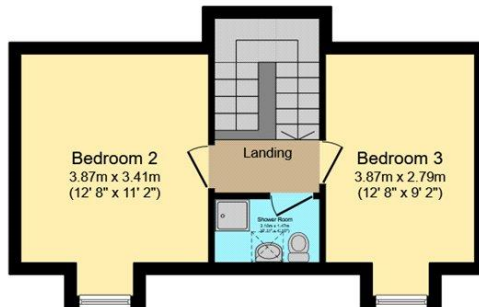
Ground Floor

Floor area 41.6 sq.m. (448 sq.ft.)



First Floor

Floor area 41.6 sq.m. (448 sq.ft.)



Second Floor

Floor area 33.7 sq.m. (363 sq.ft.)

Total floor area: 116.9 sq.m. (1,259 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





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## Area Information

Westward Ho! is a village, lying north of Bideford and west of Appledore. There are many country walks around the village and the outlying areas, including the popular Northam Burrows, Appledore Quay and the nearby Westward Ho! Beach. Originally called Bideford Quay, it was named Westward Ho! after Charles Kingsley's book of the same name. Nowadays, it's a bold mix of the old and the modern. It's a popular spot with families that return year on year. Surfers and horse riders love the long sandy beach.

Local amenities include newsagents, mini supermarkets, take-aways and a post office. There's also a primary school, health and dental centre and a number of churches in the area. Northam also has a decent public swimming pool and gym too. You'll never be short of places to eat and drink with Appledore, Bideford and Abbotsham on your doorstep with their cornucopia of restaurants and pubs.

It's within short driving distance of the Atlantic Highway (A39) that is the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Bideford, Braunton, Croyde and Ilfracombe.

## Directions

From Bideford Quay proceed along Kingsley Road to Heywood Road roundabout and take the first exit towards Bude. At the traffic lights turn right signposted Westward Ho! Continue for approximately 0.75 miles along Buckleigh Road to where the entrance to Taylor Crescent will be found on your left hand side. Drive past this entrance until you reach the second entrance to Taylor Crescent on your left hand side. Turn in, follow it to the main green to where number 38 will be found on your right hand side.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be available by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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# We are here to help you find and buy your new home...

5 Bridgeland Street

Bideford

Devon

EX39 2PS

Tel: 01237 479 999

Email: [bideford@bopproperty.com](mailto:bideford@bopproperty.com)

## Have a property to sell or let?

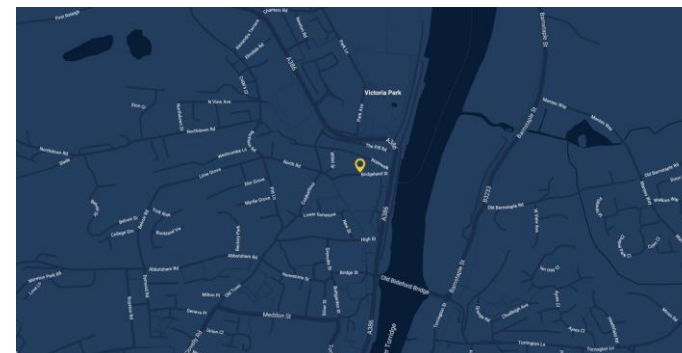
If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

**01237 479 999**

for a free conveyancing quote and  
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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