



Bond
Oxborough
Phillips

Changing Lifestyles

3 Graham Way
Westward Ho
Bideford
Devon
EX39 3FN

Asking Price: £275,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

3 Graham Way, Westward Ho, Bideford, Devon, EX39 3FN

AN EXCELLENTLY PRESENTED SEMI-DETACHED HOME

- 3 Bedrooms (1 En-suite)
- Spacious Living Room with French doors to the rear garden
 - Well-equipped Kitchen / Diner with French doors to the rear garden
- Downstairs Cloakroom & upstairs Bathroom
- Generous, fully enclosed rear garden with patios, decking & shed
- Driveway parking with electric vehicle charging point
- Ideal for first time buyers or those looking to move affordably



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.

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Situated on the ever-popular Deer Park estate in Westward Ho!, this beautifully presented 3 Bedroom semi-detached home offers an opportunity to acquire an ideal family home at a great price.

The property enjoys a peaceful location with driveway parking to the side and the added benefit of an EV charger. One of the standout features is the generous rear garden, fully enclosed and thoughtfully landscaped with a mix of level lawn, low-maintenance gravel pathways, established bedding areas and not one but two patio seating areas along with a decked space - perfect for alfresco dining, relaxing or letting children play in safety. A high quality garden shed is also included, and there is gated access leading out to the driveway.

Inside, the spacious Living Room features French doors opening onto the garden, while the well-equipped Kitchen / Diner is ideal for family living and entertaining, with a built-in oven and hob, an integrated dishwasher and space for a fridge, freezer and washing machine. This room also has French doors to the garden and houses the gas fired combination boiler in a convenient cabinet. A handy Cloakroom completes the ground floor.

Upstairs you'll find three Bedrooms (including a Main Bedroom with its own En-suite). The remaining two Bedrooms are served by a modern Family Bathroom. The freestanding wardrobes in Bedrooms 1 and 2 are included in the sale.

With early interest expected, we highly recommend arranging a viewing without delay.

Council Tax Band

C - Torridge District Council



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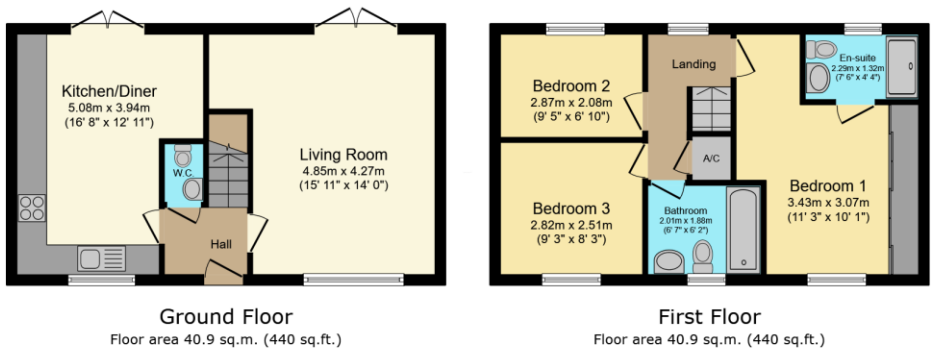
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Have a property to sell or let?

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.



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.ie



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay proceed towards Northam passing Morrisons Supermarket on your right hand side. Upon reaching the Heywood Road roundabout, turn left onto the A39. Take the first right hand turning signposted Westward Ho! Continue along this road for approximately 0.5 miles taking the left hand turning into Taylor Crescent. Follow the road around until you reach the turning into Graham Way. Number 3 will be identifiable with a numberplate.

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 & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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