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Changing Lifestyles

54 Taylor Crescent
Westward Ho
Bideford
Devon
EX39 3FA

Asking Price: £475,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

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

A BEAUTIFULLY PRESENTED DETACHED HOUSE WITH AN ATTACHED 1 BEDROOM ANNEXE



- 4 Bedrooms (1 En-suite)
- Living Room flooded with natural light
- Upgraded Kitchen / Diner & useful Utility Room
- 4-piece main Bathroom & Ground Floor Cloakroom
- Very generous south-facing plot with delightful gardens, a Detached Double Garage & off-road parking for 2 cars
- A great opportunity to acquire a wonderful home that offers a great deal of versatility & can accommodate all manner of familial requirements



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Overview

This beautifully presented detached house will be perfect for those looking for a property that can accommodate multi-generational living or for those looking to, perhaps, generate an additional income from Airbnb.

Alongside the main residence, this house has an attached 1 Bedroom Annexe which has its own Kitchen, Wet Room and a Living Room that opens to a private garden. In fact, the plot that number 54 sits on is very generous allowing for the Annexe to have its own front and rear gardens that expertly blend various areas including patios, artificial lawn and low-maintenance stone chipping areas.

The main house has its own garden that has 2 distinct areas and is more of a blank canvas for the future purchaser to add their stamp to. Behind the rear garden is a Detached Double Garage that provides off-road parking for 2 cars to its fore.

Entering the main residence there is a useful Ground Floor Cloakroom just off the attractive Entrance Hall. To the right is a spacious Living Room flooded with natural light from a window to the front and the French doors that open to the aforementioned garden. To the left is an equal size Kitchen / Diner that has been upgraded by the current owner to include new units that will be included in the sale. The Kitchen features a built-in double oven, gas hob and fridge / freezer. The additional American fridge / freezer will be included in the sale. The Kitchen has an understairs storage cupboard and an access door to the Annexe (currently covered with units). The Ground Floor is completed by a useful Utility Room. Upstairs there are 4 spacious Bedrooms with the Main Bedroom having an En-suite Shower Room. The Bedrooms to the front of the house have a fine outlook over a large green and the Bedrooms to the rear overlook the gardens. There is also a fantastic 4-piece main Bathroom.

Overall, this is a great opportunity to acquire a wonderful home that offers a great deal of versatility and can accommodate all manner of familial requirements. This one ticks so many boxes including having a south-facing rear garden and, as such, we would highly recommend a viewing.

Agents Notes

We are advised by the vendors that there is a Maintenance Charge of approximately £180.00-£200.00 per annum payable for future management of the estate and maintenance of areas of open space.

Please note that the photos used are historic.

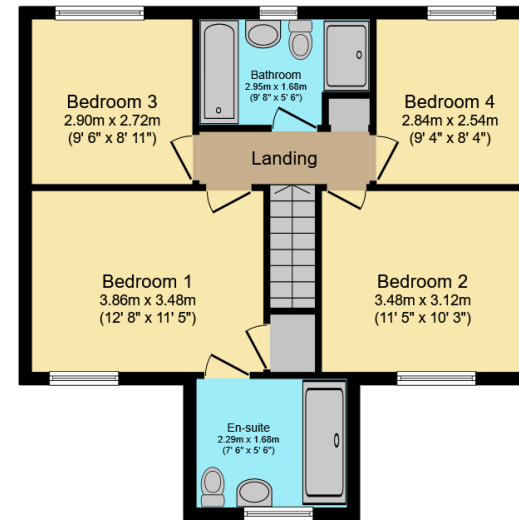
A new Bathroom will be installed soon.

Council Tax Band

E - Torridge District Council



Ground Floor
Floor area 87.1 m² (938 sq.ft.)



First Floor
Floor area 57.4 m² (618 sq.ft.)

TOTAL: 144.5 m² (1,556 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

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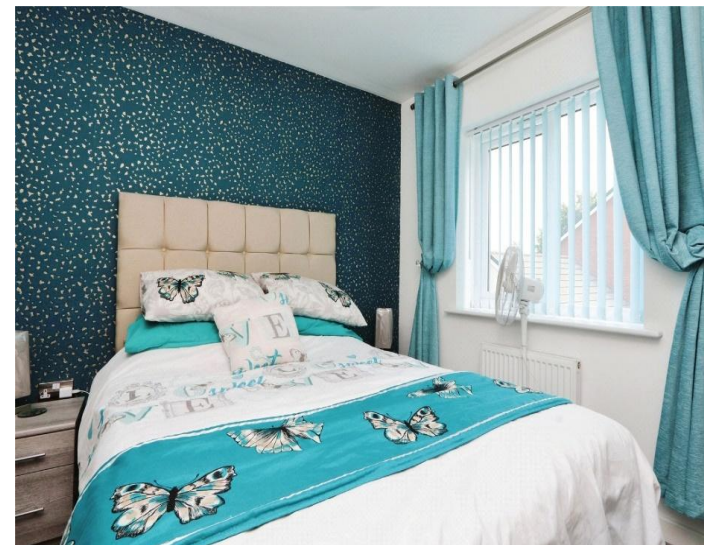
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Area Information

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 towards Northam passing Morrisons Supermarket on your right hand side. Upon reaching 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 to where number 64 will be located on your left hand side clearly displaying 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 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...

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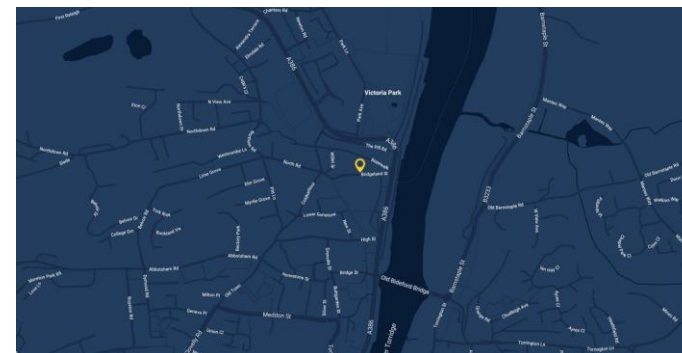
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Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

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for a free conveyancing quote and
mortgage advice.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	