



29 Woodpecker Close, Westward Ho!, EX39 1GS

Price Guide £279,950

- Close To Westward Ho!
- Off-Road Parking
- Three bedrooms
- Popular Residential Location
- Modern Family Home
- Remainder of NHBC Warranty
- Charming South-West Facing Garden
- Must See!

29 Woodpecker Close, Westward Ho! EX39 1GS

Welcome to this beautifully presented, modern three-bedroom semi-detached home, located just minutes from the beach! Number 29 is set in a sought-after position towards the rear of the development. The property boasts a bright and inviting interior, with a lovely south-west facing garden. Inside, you'll find well-thought-out living spaces, including a charming kitchen/diner with French doors that open directly into the garden, creating a seamless flow between indoors and outdoors. The home also offers three spacious bedrooms, including a generous master, a contemporary bathroom suite, and plenty of parking. With the beach just a short walk away, this is a fantastic opportunity for coastal living. Early viewings are highly recommended!



3



1



2



B

Council Tax Band: C



Ground Floor

Entrance Hall

Welcomes you into the home, providing plenty of space for coats and shoes.

WC

3'2 x 5'8

Comprising a low-level WC and hand wash basin.

Lounge

11'7 x 15'4

A light and airy lounge at the front of the property, featuring an understairs storage cupboard and access to the kitchen.

Kitchen/Diner

14'11 8'9

The kitchen/diner is a bright and airy space, filled with natural light. The kitchen is well-equipped with a range of matching base and wall units, housing built-in appliances including an oven with hob and extractor above. There is also space for white goods such as a fridge/freezer and washing machine, with ample storage. The room offers plenty of space for a dining table and chairs, with French doors opening out onto the garden.

First Floor

Bedroom One

14'11 x 8'1

A generous double bedroom at the front of the property.

Bedroom Two

8'6 x 9'10

A further double bedroom.

Bedroom Three

A single bedroom ideal as a spare bedroom or home office.

Bathroom

8'6 x 5'11

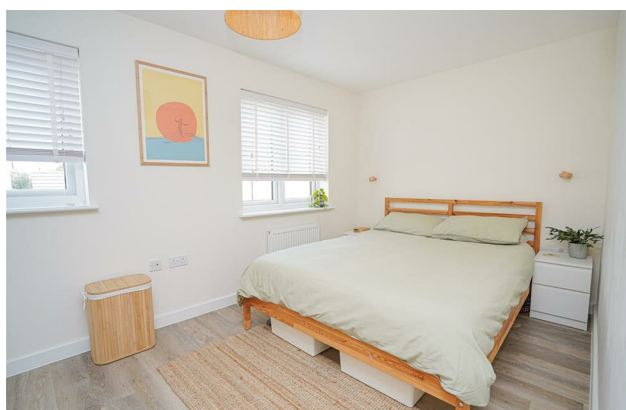
A modern three-piece suite featuring a bath with shower over, low-level WC, and hand wash basin.

Outside

To the front of the property, you'll find a small patio area and a large driveway offering ample parking for multiple vehicles, with side access leading to the rear garden. The garden is mainly laid to lawn, with a small patio area, bordered by a wooden fence, and also benefits from an outside storage shed.

Services

All mains services connected, gas fired central heating.





Directions

From Bideford Quay, start by heading southwest along The Quay and turning right onto Kingsley Road (A386). Follow this road for about 1.5 miles until you reach the Heywood Road Roundabout, where you'll take the second exit onto Heywood Road (A39), heading towards Westward Ho!. After approximately 0.8 miles, turn right onto Buckleigh Road (B3236) and continue for another 0.8 miles. Then turn left onto Taylor Crescent, follow the road around and take a right to stay on Taylor Crescent. From there, turn left onto Graham Way, then take the next left onto Woodpecker Close. Number 29 will be along this road on your left-hand side.

Viewings

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

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(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	

