



**13 Blackbird Way, Westward Ho!, EX39 1GT**

**Asking Price £265,000**

- Ideal Family Home or First Time Buy
- Finished To An Immaculate Standard Throughout
- Light & Spacious Accommodation
- Private Landscaped Rear Garden
- Popular Location In Quiet Residential Area
- Walking Distance To Beach & South West Coastal Path
- Modern Kitchen Diner
- Early Viewings Advised

# 13 Blackbird Way, Westward Ho! EX39 1GT

\*Unexpectedly reavailable\* Tucked away in the sought-after Kingsland development in Westward Ho!, this beautifully presented three-bedroom home is an excellent choice for families and first-time buyers alike. Thoughtfully designed with quality finishes such as attractive oak doors, it offers a comfortable and stylish space to call your own. The lounge reception is perfect for relaxing or spending time with family and friends, while the contemporary kitchen and modern bathroom add touches of everyday luxury. Outside, the property benefits from private parking for two vehicles and a charming rear garden with large patio and lawn. A short stroll away awaits the golden beach of Westward Ho!, where you can enjoy seaside walks and outdoor activities. As a newer home, it also comes with the reassurance of a remaining NHBC warranty, giving you peace of mind for the years ahead. Whether you're starting out or looking for a place to put down roots, this delightful property is ready to impress.



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B

Council Tax Band: C



## Location

Westward Ho! is a vibrant seaside location celebrated for its sweeping golden sands, dramatic surf and family-friendly atmosphere. Backed by the rugged Northam Burrows Country Park and opening onto the Atlantic Ocean, it is a haven for beach lovers, walkers and water sports enthusiasts alike. The village itself offers a mix of traditional charm and modern leisure, with cafés, restaurants, amusements and coastal walks all within easy reach. Just two miles from Bideford and well connected by the Atlantic Highway, Westward Ho! combines the energy of a classic seaside escape with the beauty and tranquillity of North Devon's stunning coastline — making it an exceptional location for both holidays and year-round living.

## Ground Floor

### Entrance Hall

A welcoming entrance sets the tone for the rest of the home, and is perfect for hanging coats and kicking off your boots after a coastal walk. Also benefitting from an electric front door bell.

### Lounge

11'5 x 14'0

The lounge is a bright and spacious room, tastefully decorated in neutral tones and enhanced by an abundance of natural light. It also benefits from a useful understairs storage cupboard and both BT & TV points.

### Kitchen/Diner

14'7 x 10'0

The kitchen is beautifully appointed with a range of modern matching wall and base units, with under unit lighting and incorporating a built-in electric oven, gas hob with extractor, integrated dishwasher, sink with drainer and space for a washing machine. There is space for additional appliances, including a large fridge-freezer, while generous worktop areas provide excellent practicality with the addition of USB charger sockets. An allocated dining space makes it ideal for family meals or entertaining, and a patio door opens directly into the rear garden, with large patio and steps leading up to the lawned area, creating a bright and sociable hub of the home.

### WC

3'1 x 5'3

Comprising a WC and wash hand basin.

## First Floor

### Bedroom One

26'2" x 3'3" x 42'7" x 9'10"

A spacious double bedroom positioned at the front of the property, benefitting from an abundance of natural light and countryside views. Fitted with both BT & TV points.

### Bedroom Two

7'9 x 10'9

A generously sized double bedroom with attractive views across the rear garden.

### Bedroom Three

6'6 x 7'7

A well-proportioned single room enjoying pleasant views across the rear garden.

### Bathroom

6'2 x 6'3

The bathroom features a modern three-piece suite, including a panelled bath with shower over, WC, hand wash basin, heated towel rail and shaver socket, all complemented by stylish sandstone-effect tiling and a frosted window providing natural light and privacy.

### Outside

To the front of the property, there is private off-road parking for two vehicles along with a gated side access leading to the rear. The rear of the home boasts a beautifully presented private garden, finished to a high standard. A porcelain-slabbed patio provides the perfect space for outdoor seating, with steps rising to a lawned garden bordered by a variety of mature shrubs and plants. The garden also benefits from an external tap and external lights at both the front and rear of the property, adding practicality. The entire garden is enclosed by wooden fencing, offering both privacy and security, while a patio door opens directly from the kitchen/diner to create a seamless connection between indoor and outdoor living.

### Services

All mains services connected, gas fired central heating.

**Broadband:** Standard broadband is available - Ofcom indicates that the highest available download speed is 1800 Mbps.

**Mobile Coverage:** Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

## Directions

From Bideford Quay, head southwest along The Quay, then turn right onto Kingsley Road (A386). Continue for about 1.5 miles until you reach the Heywood Road Roundabout. At the roundabout, take the second exit onto Heywood Road (A39), following signs for Westward Ho!. After roughly 0.8 miles, turn right onto Buckleigh Road (B3236). Stay on Buckleigh Road for another 0.8 miles, then turn left onto Taylor Crescent. Follow Taylor Crescent around, then turn right to remain on Taylor Crescent. Next, turn left onto Graham Way, Your destination, 13 Blackbird Way, will be located along this road on the right-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		
(81-91)	B		
(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	

