

# Regency

ESTATE AGENTS



**48 TAYLOR CRESCENT, WESTWARD HO!, EX39 3FA**

**£385,000**

A 4 bedroom detached house enjoying a cul-de-sac position within this modern development on the upper fringes of Westward Ho! This comfortable family home offers well presented accommodation including bay fronted lounge & kitchen/dining room together with good sized garden, garage & driveway.

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Situated on the upper side of Westward Ho! Taylor Crescent forms part of the Deer Park Development, with No48 situated in a pleasant cul-de-sac adjacent to an open green.

This excellent family home will be found in good order throughout, tastefully decorated with the benefit of gas central heating & uPVC double glazing.

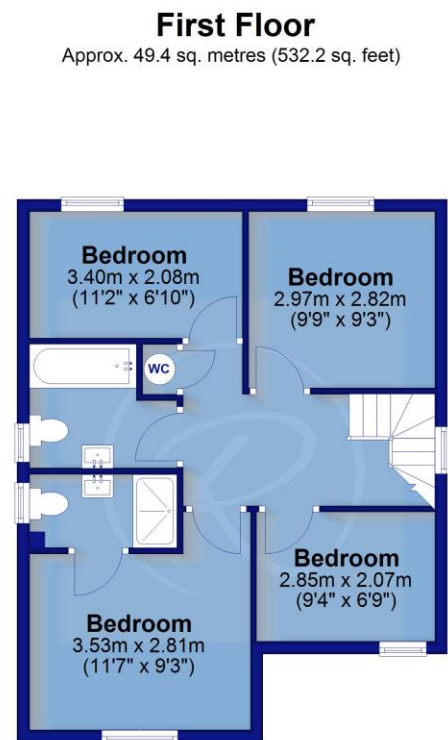
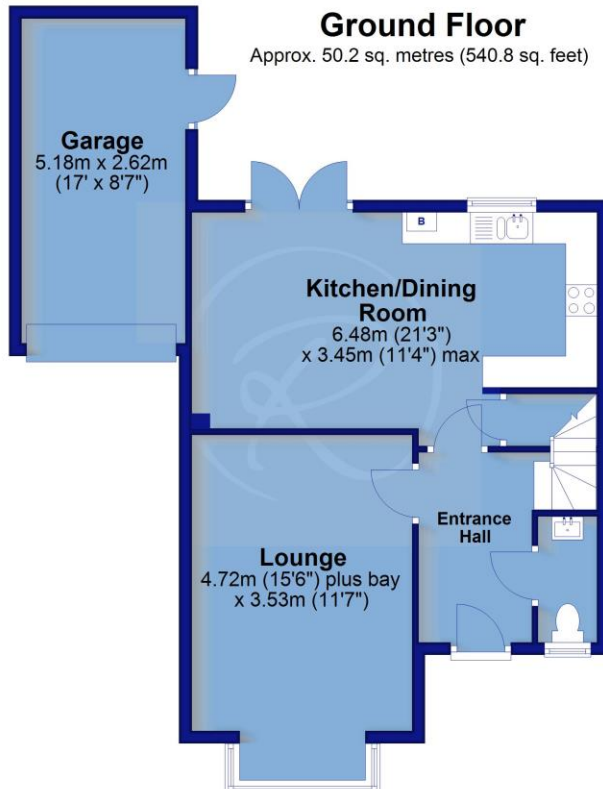
Over the ground floor is a comfortably sized lounge with a large bay window whilst the kitchen/dining room is well positioned to the rear, opening directly onto the garden whilst offering a good range of modern cupboards & drawers with built-in electric oven & gas hob, dishwasher & fridge/freezer together with ample space for dining furniture.

To the first floor, the master bedroom is complete with en-suite shower room whilst the remaining 3 bedrooms are served by the family bathroom, comprising a white suite.

The rear garden enjoys a west facing aspect, perfect for enjoying the afternoon & evening sun and is laid to artificial lawn with patio and decked seating areas.

NB: There is an annual Service Charge of approximately £200 for the upkeep of the green spaces, communal areas & play park.

**Services:** All mains services are connected  
**Energy Performance Certificate:** B (83)  
**Council Tax:** BAND D (£2,385.71 per annum)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.