



13 Kipling Fields

Bay View Road | Nr Westward Ho! | EX39 1FT

JAMES FLETCHER

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13 Kipling Fields

Set just moments from the breath-taking North Devon coastline, this stunning 3 bedroom detached family home offers the perfect blend of modern living, comfort and position, being located just off Bay View Road, on the edge of the much sought-after coastal village of Westward Ho!. Recently constructed within this stylish new development and beautifully presented throughout, the property enjoys well-planned accommodation, off-road parking, and a sunny West-facing garden - perfect for soaking up the afternoon sun and enjoying magnificent sunsets. Within walking distance of the nearby coast path and just minutes from the beach, the property epitomises the North Devon lifestyle and is perfect for those seeking a home for the growing family or a move to the coast. The property is also sold with the remaining balance of the NHBC warranty, offering peace of mind too.

The property is well-placed on this stylish new development on the edge of Northam and close to Westward Ho! Within walking distance of the village, the property is perfect for anyone seeking an easy coastal lifestyle in a quieter spot. Westward Ho!, named after the famous novel by Charles Kingsley, stands as a unique seaside village on the North Devon coast. Renowned for its expansive sandy beach stretching for over two miles and backed by the pebble ridge, it is regularly awarded "blue flag" status and is a haven for families, surfers and holiday makers alike. The village offers local shops and convenience stores along with a number of café's, pubs and restaurants and The Royal North Devon Golf Course nearby. With stunning coastal walks, panoramic views, and a vibrant atmosphere, Westward Ho! is one of North Devon's choice coastal locations along with the nearby villages of Appledore, offering a rich maritime history, and Instow, a popular tourist hotspot.

The port town of Bideford provides a wider range of facilities including a number of locally owned and operated shops and bistros, banks, a post office, secondary schooling and supermarket shopping. From here, the A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South.

The A39 links up with the A361 to Tiverton, where there is a direct rail connection to London Paddington. To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919



STEP INSIDE

Step inside and immediately feel at home. The entrance hall offers a warm welcome and sets the tone for the spacious, contemporary feel throughout, providing stairs to the first floor and a useful ground floor cloakroom, fitted with a low-level W.C and wash basin.

The ground floor then opens to a spacious kitchen/diner/family room, arguably the heart of the home. This open-plan room enjoys a triple aspect and is fitted with a range of work surfaces comprising a stainless steel sink and drainer unit with drawers and cupboards below, a built-in oven and hob with extractor over, space for a large fridge/freezer, space and plumbing for a dishwasher and ample dining space. Just off is a useful utility room, fitted with work surfaces comprising a stainless steel sink and drainer, space and plumbing for a washing machine & tumble dryer, and a door to outside. Across the hall is a generous lounge, enjoying a dual aspect and with double doors opening onto the West-facing garden.

Upstairs, the landing opens to 3 bedrooms, the family bathroom and a useful linen cupboard. The main bedroom is a large double room, complete with it's own dressing area and a modern en-suite, fitted with a suite comprising a large "walk-in" shower, low-level W.C and wash basin. The second bedroom is another good double room, found at the front of the home, whilst the third bedroom, a large single, is perfect for children or as a home office. The bathroom is fitted with a modern white suite comprising a bath with shower over, low-level W.C and wash basin.

In all, this easy to run home offers comfort by the coast.

OUTSIDE

The property is approached at the front by a manageable garden, along with ample off-road parking at the rear with a driveway that is shared with the neighbour. There is gated access to the rear garden which enjoys a delightful West-facing aspect, and takes full advantage of the afternoon & evening sun, and magnificent sunsets. The garden is perfect for adventurous little ones to play and is a blank canvas for those with "green fingers" to thrive.

VIEWINGS

By appointment only with the sole selling agent.

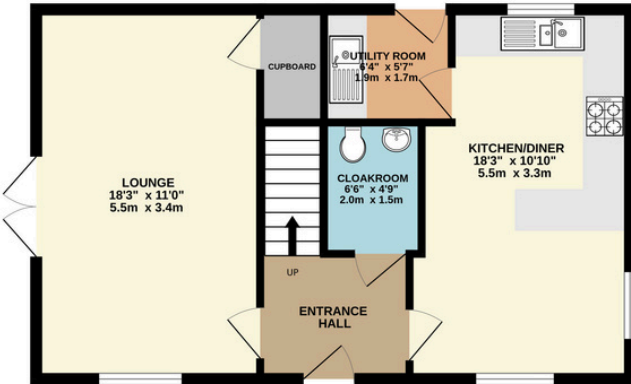




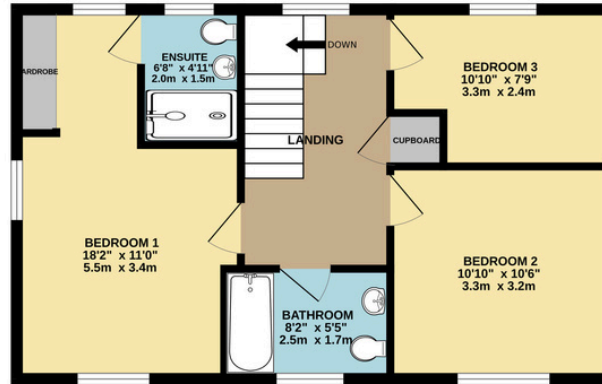
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GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



KIPLING FIELDS, NR WESTWARD HO!

TOTAL FLOOR AREA : 1064 sq.ft. (98.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- **Services:** Mains Gas, Electricity, Water & Drainage. Gas-fired radiator central heating
- **Tenure:** Freehold
- **EPC:** B
- **Council Tax:** Band D
- **Local Authority:** Torridge District Council
- **Sellers Position:** Motivated - seeking their next home.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.

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