



22 Curlew Drive
Westward Ho! | Bideford | EX39 1GR

JAMES FLETCHER

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22 Curlew Drive

Enjoying the best of both worlds, with the coast and glorious countryside walks almost on the doorstep, this beautifully presented 3 bedroom end-terrace home is tucked away on this stylish new development, and commands far-reaching views over fields at the rear. Perfectly positioned within this much sought-after location on the edge of Westward Ho!, the property offers the ideal blend of modern convenience and relaxed seaside charm, maximising practicality and comfort. With ample off-road parking and a generous West-facing garden, bathed in the afternoon and evening sun and enjoying magnificent sunsets, this impressive home is perfect for first-time buyers, those looking for a family home close to the beach, or those hoping to relocate to the coast. Offering peace of mind too, the property is sold with the remaining NHBC warranty and no onward chain.

The property is well-placed on this stylish new development on the edge of Westward Ho! - within walking distance of the village, the glorious sandy beach and the nearby coast path - and 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 through the front door into a welcoming entrance hall, with stairs to the first floor and a handy ground floor cloakroom, fitted with a low-level W.C and wash basin. The hallway then opens into a bright and spacious living room, found at the front of the home, which is the perfect spot to unwind or entertain.

Flowing seamlessly from the living room, the open-plan kitchen/diner is the heart of the home. Modern and well-equipped with a range of work-surfaces comprising a 1 & 1/2 bowl sink and drainer unit with drawers and cupboards below and matching wall units over, a built-in oven and hob with extractor over, spaces for appliances including a large fridge/freezer, washing machine & a tumble dryer, ample dining space, large understairs cupboard providing useful storage and French doors leading directly out to the sunny West-facing garden - the perfect place for little ones to explore, summer bbq's and evening drinks whilst watching the sunset.

Upstairs, the landing opens to 3 comfortable bedrooms. The main bedroom is a large double found at the front of the home, complete with it's own ensuite shower room, fitted with a large shower, low-level W.C, wash basin and a heated towel rail. The two further bedrooms are found at the rear of the home with another double bedroom and a large single room - perfect for children, guests, or a home office - both rear bedrooms enjoy far-reaching countryside views over fields and towards the coast. The bathroom is stylishly-fitted with a white suite comprising a bath with shower attachment, low-level W.C, a wash basin and a heated towel rail.

In all, this recently constructed home offers convenience close to the coast and nearby countryside walks.

OUTSIDE & PARKING

The property is approached at the front by a private driveway providing off-road parking for two vehicles, along with a lawned garden with flower beds and borders. There is pedestrian access at the side to the rear garden - a standout feature of the home. The rear garden enjoys a level lawn and a sunny West-facing aspect, taking full advantage of the afternoon and evening sun - perfect for little ones to explore, kids to play, pets to roam, or those with "green fingers" to thrive.

AGENTS NOTE

A service charge may be payable as a contribution to communal parts and green spaces on the development, usually commencing once the development is completed. For more information, please speak to the agent.

VIEWINGS

By appointment only with the sole selling agent.



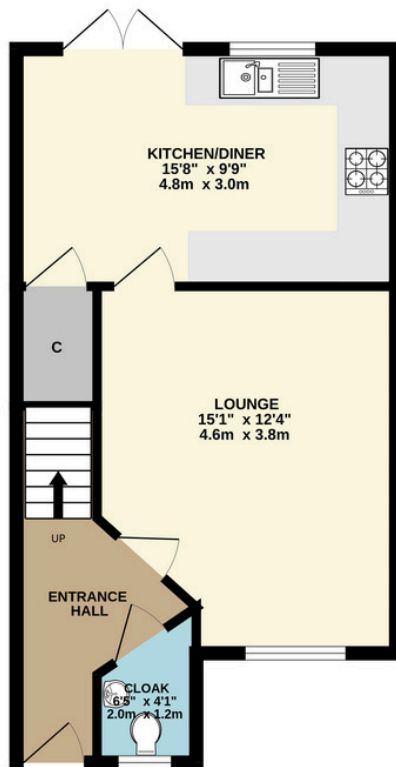


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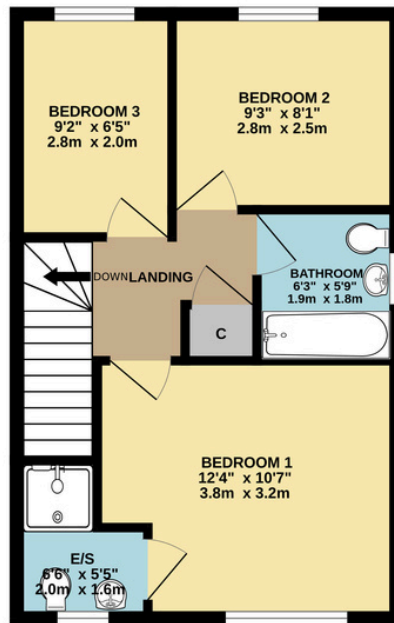


Nearby Coast

GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



- **Services:** Mains Gas, Electricity, Water & Drainage. Gas-fired radiator central heating
- **Tenure:** Freehold
- **EPC:** B
- **Council Tax:** Band C
- **Local Authority:** Torridge District Council
- **Sellers Position:** Motivated - actively seeking their next home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CURLEW DRIVE, WESTWARD HO!

TOTAL FLOOR AREA: 813 sq.ft. (75.5 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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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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