



36 Woodpecker Close
Westward Ho! | EX39 1GS

JAMES FLETCHER
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36 Woodpecker Close

Enjoying a glorious South-facing garden, this spacious 3-bedroom semi-detached home is well-positioned on this stylish new development, just moments from Westward Ho! beach. Boasting well-planned accommodation, the property is immaculately presented throughout offering comfort and convenience along with ample off-road parking. With stunning coastal and countryside walks nearby, this recently-constructed home is perfect for couples, families or those looking to downsize or relocate close to the idyllic North Devon coast. Offering peace of mind too, with the remaining balance of the NHBC warranty and sold with no onward chain, this easy to run home is not to be missed.

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 - 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

Stepping inside, the property opens to an inviting entrance hall that welcomes you into the home and provides stairs to the first floor. At the front of the home is a comfortable lounge whilst, at the rear, is a generous kitchen/diner overlooking the garden. The kitchen is well-fitted with a range of work-surfaces comprising a stainless steel sink & drainer unit with drawers & cupboards below & matching wall-units over, a built-in oven & hob with extractor over, spaces for appliances include a fridge/freezer, dishwasher & a washing machine, ample dining space and a rear lobby with a door to outside. In addition, there is a convenient ground floor cloakroom fitted with a low-level W.C & wash basin.

The first floor opens to a generous landing which leads to 3 double bedrooms and the family bathroom. The main bedroom is found at the front of the home, the second bedroom overlooks the garden, whilst the third could also make for a home office/dressing room. The bathroom is fitted with a white suite comprising a bath with shower over, a low-level W.C, wash basin & a heated towel rail.

In all, this impressive home offers space, comfort and convenience within a popular residential location by the coast.

OUTSIDE & PARKING

The property is approached at the front by a private driveway providing ample off-road parking along with pedestrian access at the side leading to the glorious South-facing rear garden. A real feature of the home, the sun-soaked rear garden has been thoughtfully landscaped with a raised patio, a generous lawn with attractive flower beds & borders along with space for a shed, greenhouse and a small vegetable plot. Perfect for little ones to explore, four-legged friends, 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

If you would like to view this wonderful home, please contact local Bideford estate agent James Fletcher. Viewings are strictly by appointment with the sole selling agent and 24hrs notice will usually be required, please confirm your appointment before travelling.

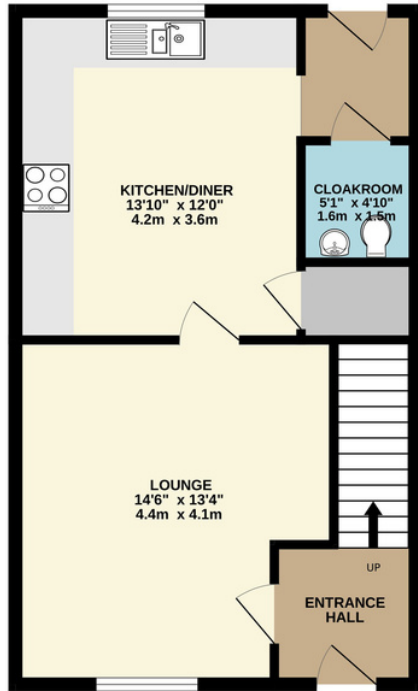




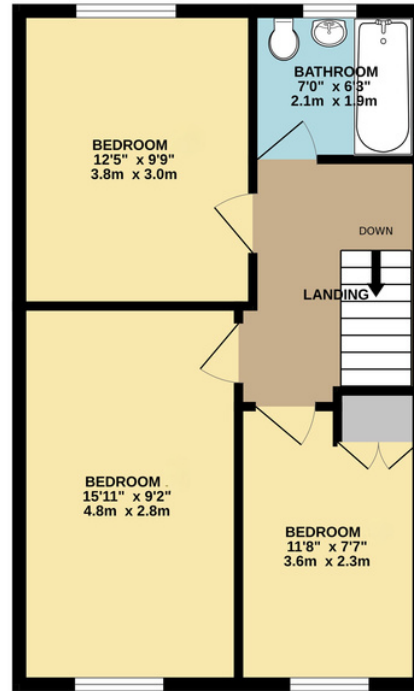
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GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



WOODPECKER CLOSE, WESTWARD HO!

TOTAL FLOOR AREA : 949 sq.ft. (88.2 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:** All mains connected.
- **Tenure:** Freehold
- **EPC:** B
- **Council Tax:** Band C
- **Local Authority:** Torridge District Council
- **Sellers Position:** No Chain

Score	Energy rating	Current	Potential
92+	A		95 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, including colourised images to show the plot, are 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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