



## 3 Bed Semi-Detached House

40 Taylor Crescent, Westward Ho, Bideford, Devon, EX39 3FA

**£310,000**

- 3 DOUBLE Bedroom Property
- Garage & Attached Drive
- Excellent Location - Close To The Beach
- Great Travel Links
- Large Fully Enclosed Garden
- MUST BE VIEWED
- Contact The Bideford Team

Looking to sell? Let us  
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for free!

Call 01237 879797

or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

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## Room list:

### Entrance Hallway

#### Lounge

4.52m x 3.81m (14'9" x 12'5")

#### Kitchen / Breakfast Room

4.88m x 2.44m (16'0" x 8'0" )

### Ground Floor WC

### First Floor

#### Bedroom 2

4.01m x 2.9m (13'1" x 9'6")

#### Bedroom 3

3.35m x 2.82m (10'11" x 9'3" )

#### Family Bathroom

2.64m x 1.98m (8'7" x 6'5")

### Second Floor

#### Master Bedroom

5.18m x 4.88m (16'11" x 16'0")

#### Ensuite

2.18m x 1.68m (7'1" x 5'6")

#### Dressing Area

## Overview

The property is located on the popular Buckleigh development built by the renowned Wain Homes. This property is split over three floors giving you excellent family living accommodation. With choice of three double bedrooms you are sure to end the age old child argument over who gets the largest room.

The property has a large lounge and kitchen dining room along the rear with double doors leading out onto the rear patio. Creating an excellent open plan social and entertaining space for all of the family to enjoy. Whilst upstairs on the next two floors you have a selection of three bedrooms, all of which are DOUBLE bedrooms.

The principal bedroom is particularly spacious with a large dressing area including built-in storage cupboards from Sharps, it has ample space for further furniture, double bed and its own ensuite, shower room.

For more information about this property, please don't hesitate to contact our Bideford office to arrange a viewing appointment.

Westward Ho! is a charming seaside village located on the North Devon coast of England, known for its unique name and laid-back coastal atmosphere. Backed by rolling hills and overlooking Bideford Bay, the village is famous for its expansive sandy beach that stretches for miles at low tide, making it a hotspot for surfers, families, and beachgoers alike.

The village itself offers a good range of local amenities including independent shops, traditional pubs, cafés, fish and chip shops, and several restaurants serving fresh local seafood. There's also a convenience store, pharmacy, and a few seaside gift shops that cater to both residents and tourists.

The property is also located very close to the A39, which is excellent for those of you that are looking to travel or need to commute. Being so close to the link road gives you great access to Bideford and Barnstaple, close by towns with a further range of amenities, including national and local retailers, cafe, coffee shops and usual High Street brands.

## Services

All mains connected

## Council Tax band

C

## EPC Rating

B

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797

