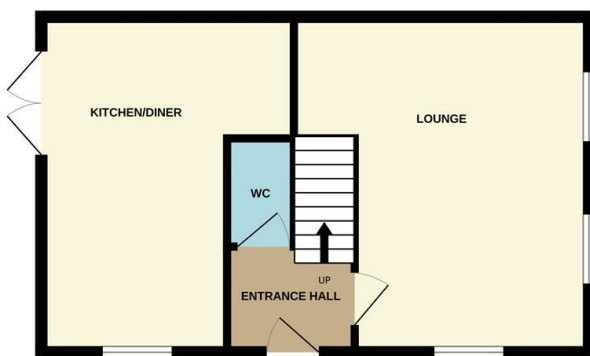


GROUND FLOOR  
418 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 836 sq.ft. (77.7 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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## An Ideal Family Residence!!

61 Taylor Crescent, Westward Ho, Bideford, EX39 3FA

Guide Price

**£319,950**

- Immaculate Modern House
- Light and Airy Accommodation
- 3 Bedrooms
- PVC Double Glazing
- Gas Central Heating
- Open Aspect
- Garage and Parking
- Balance of NHBC Warranty
- Internal Inspection a must!!!

## Directions

From Bideford quay front depart in an easterly direction as though out of the town. At Heywood Roundabout, being a junction with the A39, turn left onto the A39, and continue to a set of traffic lights where turn right signposted Westward Ho!. Continue along this road, passing a new housing development on your left, and then turn left into Taylor Crescent, where the subject property is located on your right hand side, and is identified by a for sale board.

Looking to sell? Let us  
value your property  
for free!

Call 01237 879797  
or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.  
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## Room list:

**Entrance Hall with WC off**

**Lounge**  
4.88m x 4.32m maximum (16' x 14'2" maximum)

**Kitchen/Diner**  
4.88m x 3.91m maximum (16' x 12'10" maximum)

**Master Bedroom**  
16' maximum x 11'

**En-suite**

**Bedroom 2**  
2.87m x 2.51m (9'5" x 8'3")

**Bedroom 3**  
2.87m x 1.68m = depth of wardrobes (9'5" x 5'6" = depth of wardrobes)

**Family Bathroom**  
1.98m x 1.68m (6'6" x 5'6")

## Overview

61 Taylor Crescent comprises an immaculately presented double fronted end terraced 2 storey house of recent construction, which benefits from the balance of a current NHBC warranty. The property has PVC double glazed and gas centrally heated accommodation enjoying an open aspect with views as pictured further within this listing. Set affording easy access into the village centre and seafront, the selling agents recommend an early internal inspection for anyone seeking a property suitable as a comfortable family residence.

Briefly the accommodation provides of a welcoming entrance hall with a WC off, and a staircase leading to the first floor accommodation. The dual aspect lounge is of a generous size, and has a useful understairs storage cupboard.. The kitchen/diner is well appointed, with some integral appliances, and space/plumbing for others - double doors give access out to the enclosed garden. On the first floor are 3 bedrooms - the master bedroom having an en-suite shower room, bedroom 2 is light and airy, and bedroom 3 has a range of fitted wardrobes. The family bathroom has a white 3 piece suite.

Westward Ho! is a very popular North Devon coastal village, with a good selection of local amenities, along with its golden sandy Blue Flag beach, adjoining the pebble ridge, and the Royal North Devon Golf Club. Just a short drive away is the working port and market town of Bideford, located on the banks of the River Torridge, with an excellent range of facilities including schooling for all ages, and a selection of leisure amenities. Appledore, a former fishing village with its quaint narrow streets and quay is just a few minutes away by car. Accessible via the A39/North Devon Link Road is Barnstaple, North Devon's Regional Centre, which houses the areas main shopping business and commercial venues, where fast access is available via the A361 to Junction 27 of the M5, part of the National Motorway Network.

## Services

All Mains Services Available

## Council Tax band

C

## EPC Rating

B

## Tenure

Freehold

## Viewings

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

