



41 Taylor Crescent  
Westward Ho! Bideford, Devon EX39 3FA

Guide £275,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS



A 3-bedroom (2 bathroom) modern mid-terraced town house offering superbly presented family accommodation over 3 spacious floors boasting generous sized bedrooms – unique to this particular design and a real attraction. The property is well positioned overlooking the green with off-road parking, garage and a lovely well-stocked rear garden - on a popular development on the edge of Westward Ho! with convenient road links to the A39.

Westward Ho! is a popular seaside resort famous for its pebble ridge and long promenade, along with approximately three miles of lovely sandy beach. Behind the pebble ridge lays Northam Burrows Country Park, and The Royal North Devon Golf Club. Local amenities in the centre of Westward Ho! offer a good range of shopping facilities, restaurants, cafés and public houses. A regular bus service runs to the port and market town of Bideford (approx. 2 miles) where a wide range of shopping, banking and recreational facilities can be found. The A39 North Devon Link Road provides access to the regional centre of Barnstaple and beyond to the national motorway network.

**Part Glazed Front Door to:**

**Hallway**

**Lounge**

**14'10 x 12'6 (4.5m x 3.8m)**

**Kitchen Diner**

**16' x 8'10 (4.9m x 2.7m)**

**Downstairs Cloakroom**

**Master Bedroom Suite (Second Floor)**

**17' x 16' plus En-suite shower  
(5.2m x 4.9m)**

**Bedroom 2**

**13'2 x 9'6 (4m x 2.9m)**

**Bedroom 3**

**11' x 9'3 (3.3m x 2.8m)**

**Bathroom**

**Detached Garage**

Up and over door.

**Outside**

To the front the garden is paved and gravelled and to the rear there is a mixture of AstroTurf and patio with flower beds, one raised, and a good array of shrubs. There is gated access to the garage and parking.

**Energy Performance Rating: B**

**Council Tax Band: C**

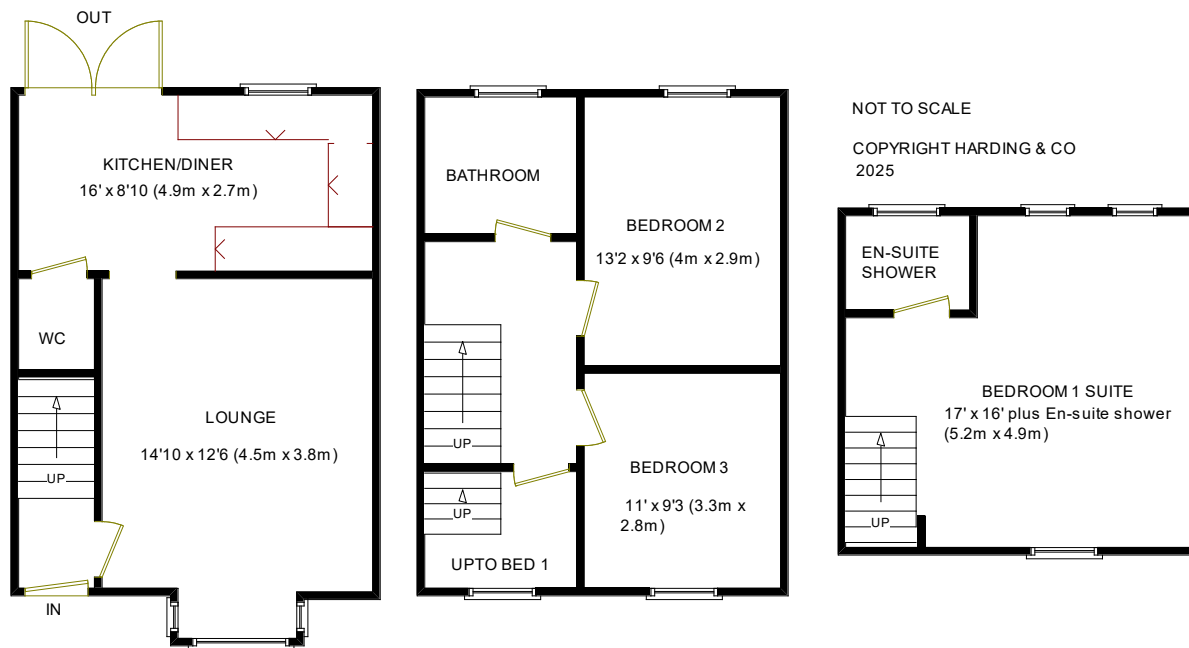
**Services**

All main services are connected. Gas central heating, double glazing.

**Directions**

From Bideford Quay proceed along Kingsley Road to Heywood Road roundabout, take the first exit towards Bude. At the first set of traffic lights turn right towards Westward Ho!, continue for approximately 2/3 mile and the entrance to Taylor Crescent can be found on the left hand side, before the turning to Cornborough Road.





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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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