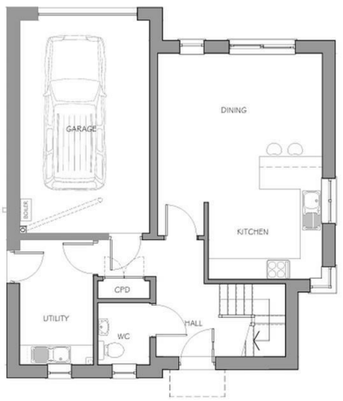
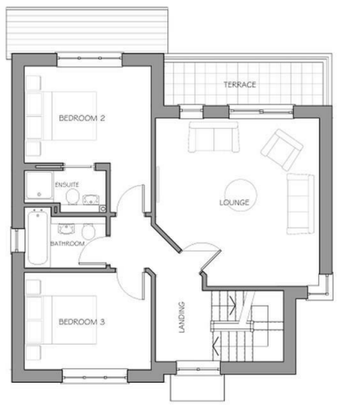
PS&D

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PHILLIPS SMITH & DUNN



GROUND FLOOR PLAN



1st FLOOR PLAN



2nd FLOOR PLAN

Directions

To access the site, please use the postcode EX39 1WJ or the free what3words mobile app with the location ///bats.chain.firmly. Both will bring you to the sales office, where a member of the team will meet you. Please note that all visits are by prior appointment only.

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

Call 01237 879797

or email bideford@phillipsland.com

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BUY • SELL • LET

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The Bay

NG Homes, Golf Links Road, Westward Ho! EX39 1WF

Guide Price

£545,000

- Four-Bedroom Townhouse
- Level Walking To Shops & Beach
- MORE PLOTS Available - Contact The Team
- Fantastic Coastal Living
- Fantastic, Family, Investment & Holiday Homes
- Popular Development By NG Homes
- Available With No Onward Chain





The ground floor comprises a spacious kitchen/dining room, a separate utility room, a cloakroom and internal access to the integral garage.

The first floor offers a generous living area with access to an open terrace, providing a lovely space to sit and relax. There are also two good-sized bedrooms, one of which benefits from a luxurious en-suite, along with a family bathroom completing the first-floor accommodation.

On the second floor, the impressive principal bedroom enjoys its own en-suite and Juliet balcony, whilst the fourth bedroom also benefits from an en-suite shower room.

Outside, the front of the property offers ample driveway parking for several vehicles, along with access to the integral garage. Gated access to either side of the property leads through to the rear garden. Lawned areas to both the front and rear provide pleasant outdoor spaces to sit, relax and enjoy the sunshine throughout the day.

A Home to Make Your Own -

Built by a local family developer using established North Devon suppliers, Tadworthy combines thoughtfully designed homes with an attractive coastal lifestyle. Depending on the plot and stage of construction, purchasers may also have the opportunity to personalise selected finishes, allowing them to add their own individual touches to their new home.

With so much to enjoy both on the doorstep and throughout the surrounding area, Tadworthy presents an excellent opportunity for those seeking a permanent family residence, a second home or a convenient UK base, offering the very best of North Devon coastal living.

Further Plots Available -

In addition to The Bay, a selection of other plots and house designs is available across the development, offering a choice of accommodation to suit a variety of lifestyles and requirements.

For further information on current prices, plot availability or to arrange a site viewing, please contact Kate, Ed or James in the New Homes Department at Phillips Smith & Dunn.

Agent's Note: Some images may be computer-generated or digitally enhanced to illustrate how the properties could look once completed and furnished. Photographs may also depict other plots of the same house type within the development and may not necessarily represent the specific property being advertised. For further information, please contact a member of our team.







Tadworthy – Coastal Living at Its Finest

Positioned off Golf Links Road, Tadworthy enjoys a superb coastal setting within a level walk of Westward Ho!'s expansive sandy beach, village shops, cafés, bars and restaurants, as well as the renowned Royal North Devon Golf Club.

From morning walks along the shoreline and an evening surf to a leisurely meal overlooking the Atlantic, this is a location where the coast can truly become part of everyday life. For those who enjoy exploring on foot, the dramatic cliffs at Abbotsham and Greencliff offer breathtaking walks, with sweeping sea views and spectacular scenery along the South West Coast Path.

The nearby coastal villages of Instow and Appledore offer even more to discover, each with its own distinctive character and charm.

Instow combines a golden sandy beach with a thriving village community, welcoming pubs, excellent restaurants and a popular local deli. Fishing boats bob on the estuary, while views across the water towards Appledore provide a picturesque backdrop for a beach walk, a relaxed lunch or drinks as the sun sets. The Tarka Trail also passes through the village, offering scenic walking and cycling routes towards Bideford, Fremington and Barnstaple. During the operating season, a pedestrian ferry connects Instow with Appledore, making the short journey across the estuary an enjoyable outing in itself.

Across the water, Appledore is renowned for its rich maritime heritage and charming narrow streets, lined with quaint fishermen's cottages and colourful properties leading down to the Quay. Independent shops, a local deli, traditional pubs and excellent eateries, including award-winning dining, contribute to the village's welcoming atmosphere and vibrant local community.

Room list:

GROUND FLOOR -

KITCHEN/DINER
4.29m x 6.01m

CLOAKROOM

UTILITY

FIRST FLOOR -

LOUNGE
4.30m x 4.64m

BEDROOM ONE
2.96 x 4.63m

EN-SUITE

BEDROOM TWO
3.49m x 2.69m

FAMILY BATHROOM

SECOND FLOOR -

BEDROOM THREE
3.48m x 2.77m

EN-SUITE

BEDROOM FOUR
3.52m x 2.89m

EN-SUITE

