



## 32 Taylor Crescent, Westward Ho, Bideford, EX39 3FA

Price Guide £275,000

- Modern three-storey family home
- Contemporary kitchen/dining room
- Enclosed rear & side gardens
- Well-presented throughout
- NO CHAIN!
- 3 double bedrooms + master suite
- En-suite to top floor master
- Driveway parking (2-3 cars)
- Garage & NHBC warranty

## 32 Taylor Crescent, Bideford EX39 3FA

Morris and Bott are delighted to offer 32 Taylor Crescent, a modern and well-presented three-storey home, ideal for families or those seeking a stylish property near the coast. The accommodation offers bright and spacious living throughout, including a generous lounge, a contemporary kitchen/dining room with French doors opening onto the rear garden, three double bedrooms and a superb top-floor master suite with en-suite. Externally, the property occupies a generous corner plot with enclosed rear and side gardens, along with a driveway providing parking for 2-3 vehicles and a single garage. Further benefits include gas central heating, double glazing and the remainder of a 10-year NHBC warranty, making this a fantastic move-in-ready home. NO CHAIN.



Council Tax Band: C



## Location

Situated in the popular residential area of Taylor Crescent, the property enjoys a convenient and family-friendly setting within the sought-after coastal village of Westward Ho! Westward Ho! is renowned for its stunning sandy beach, perfect for surfing, swimming and coastal walks, along with the famous South West Coast Path offering miles of breathtaking scenery. The village also offers a range of amenities including shops, cafés, restaurants, schooling and the Royal North Devon Golf Club.

The nearby market town of Bideford provides a wider selection of shopping, schooling and everyday facilities, while excellent road links via the A39 and A361 connect to Barnstaple, Exeter and beyond. Overall, the location offers the perfect balance of coastal living and everyday convenience, ideal for families and those seeking a relaxed seaside lifestyle.

## Ground Floor

### Entrance Hallway

### Lounge

14'9" x 12'5"

### Kitchen/Diner

## First Floor

## Bedroom Two

13'1" x 9'6"

## Bedroom Three

10'11" x 9'3"

## Bathroom

8'7" x 6'5"

## Second Floor

## Master Bedroom

16'11" x 16'0"

## Ensuite

7'1" x 5'6"

## Garage

Fully equipped with electric and lighting.

## Outside

The property benefits from a charming front area, ideal for displaying potted plants. To the rear, there is a beautifully maintained garden, accessible both via the kitchen and a side access path. The outdoor space has been lovingly cared for by the current owners. In addition, the property includes a garage and a driveway providing parking for multiple vehicles.

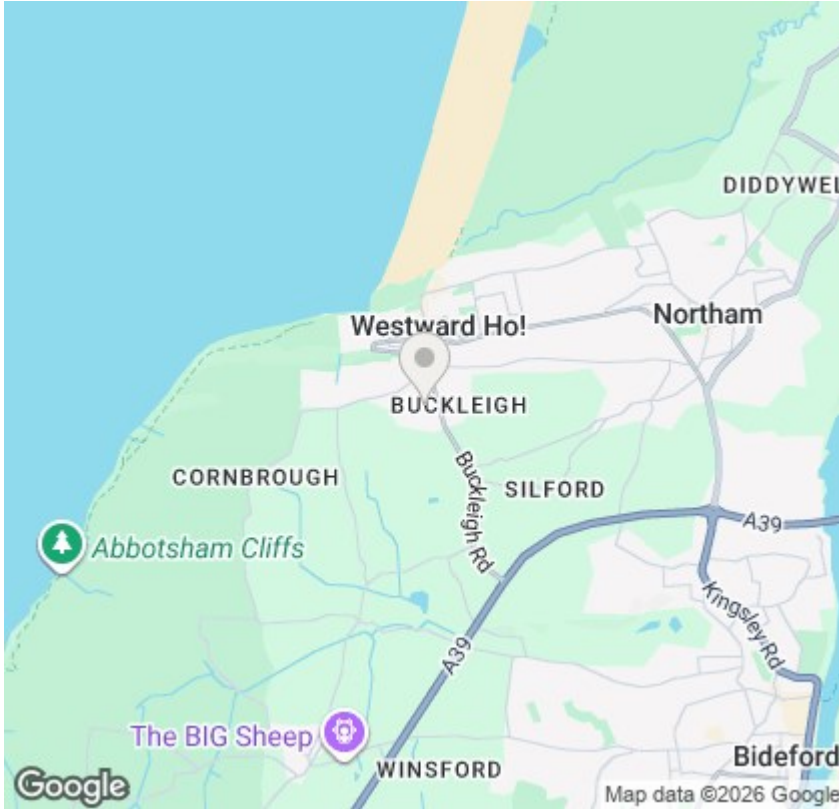
## Services

All mains services connected, gas fired central heating.



## Directions

From Bideford Quay, head southwest along The Quay, then turn right onto Kingsley Road (A386). Continue for about 1.5 miles until you reach the Heywood Road Roundabout. At the roundabout, take the second exit onto Heywood Road (A39), following signs for Westward Ho!. After roughly 0.8 miles, turn right onto Buckleigh Road (B3236). Stay on Buckleigh Road for another 0.8 miles, then turn left onto Taylor Crescent. Follow Taylor Crescent around, then the property will be found on your left hand side.



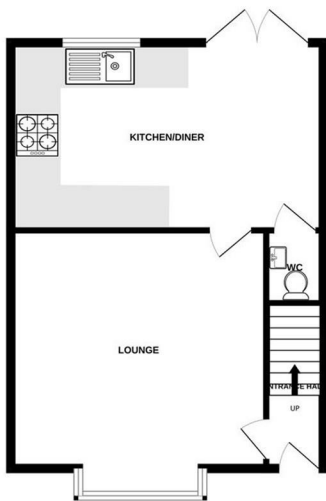
## Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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