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GROUND FLOOR PLAN



1st 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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The Sands

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

Guide Price

£365,000

- Three-Bedroom Semi-Detached Home
- 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





Phillips Smith & Dunn are delighted to have been appointed by NG Homes to market Phases 2, 3 and 4 of the established and highly popular Tadworthy development in Westward Ho!

The Sands is a thoughtfully designed three-bedroom Semi-detached home, offering spacious and well-planned accommodation perfectly suited to modern family living.

A generous separate lounge provides a comfortable space in which to relax, while the open-plan kitchen and dining area opens directly onto the garden, creating an ideal setting for both everyday family life and entertaining. A separate utility room and convenient ground-floor cloakroom add further practicality. Upstairs, the principal bedroom benefits from its own en-suite shower room, complemented by two further bedrooms and a family bathroom.

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 Sands, 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 used are not of the exact plot and some images may have been computer-generated or digitally enhanced to illustrate how the properties could look when completed and furnished. 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:

Entrance Hall

Lounge
4.80m x 3.56m (15'8" x 11'8")

Kitchen/Dining Room
4.80m x 4.08m (15'8" x 13'4")

Utility Room/WC

Bedroom 1
4.80m x 2.97m (15'8" x 9'8")

Ensuite

Bedroom 2
2.53m x 4.08 (8'3" x 13'4")

Bedroom 3
2.15m x 2.88 (7'0" x 9'5")

Family Bathroom