



Long Beach



Long Beach, 1 Taylor Crescent

Westward Ho!, Bideford, EX39 3FA

0.6 miles to the Beach/Coast. 2.5 miles Bideford Town Centre.
Barnstaple 10 miles.

A beautifully appointed property offering exceptional family accommodation, gardens, double garage/parking.

- 4 Bedrooms (master ensuite)
- Close to the Beach
- Large Living Room
- Large Kitchen & Dining Room
- Utility Room
- Double Garage & Driveway
- Gardens
- Successful Holiday Let
- Council Tax Band 'Exempt'
- Freehold

Guide Price £450,000

Situation

Long Beach is located toward the edge of the village of Westward Ho! only approx. half a mile from the beach. A favoured destination for surfers, and watersports enthusiasts, Westward Ho! is renowned for its consistent surf and it's beautiful, award winning, 2-mile long, 'Blue Flag' sandy beach, famously backed by it's unique, natural pebble ridge, The Northam Burrows Country Park (Site of Special Scientific Interest) and Royal North Devon Golf Club (the oldest golf course in England) are both located on the peninsula. The village hosts a large and diverse range of amenities including; two supermarkets, independent and artisan shops and an extensive choice of establishments of restaurants, pubs & cafes.

The port town of Bideford extends a wider range of facilities; including; a large assortment of shops, banks, pubs/restaurants/cafes and schooling for all ages (public and private), several supermarkets and a retail complex. The coastal resorts of Appledore and Instow are close by and offer a mixture of sandy beaches, fine pubs/restaurants and a historic quay amongst other amenities and attractions. The A39/North Devon Link Road (1 mile) provides brisk passage in/out of the area, to the regional centre of Barnstaple (11 miles) and M5 motorway Tiverton Parkway train station (London Paddington 1h 57m)



Description

Long Beach is a large, modern, 4-bedroom, detached house, offering highly prized and much sought after, family accommodation. The reception rooms are spacious, well-considered, encouraging gatherings and interaction and have the benefit of a double aspect. All bedrooms will accommodate double beds, the two larger rooms have a double aspect. Outside, the enclosed gardens offer a good deal of privacy and sanctuary, with large terrace and lawn, with attached double garage and driveway parking in front.

Accommodation

Set within an open porch, the front door opens into the ENTRANCE HALL, with door to CLOAKROOM with basin and WC and door to the HALLWAY with staircase leading up, door to Kitchen / Dining Room and door to the LIVING ROOM, a large double aspect family room with the fireplace as its focal point. The KITCHEN / DINING ROOM has a double aspect and offers a much sought-after, family living space, the modern kitchen is fitted with a comprehensive range of fitted base units with light worktop over and matching wall units, an extensive range of appliances include; 1½ bowl stainless steel sink/drain, inset gas hob, high-level twin electric oven/grill and dishwasher. The dining area comfortably hosts a large, family dining table, with double doors opening to the large, paved terrace and gardens. The UTILITY ROOM is fitted with a range of base units/worktop over, sink/drain, washing machine, wall-mounted boiler and back door to the double driveway.

Upstairs, the MASTER BEDROOM benefits from a double aspect and has an ensuite shower room. BEDROOM 2 is a well-proportioned double bedroom with double aspect. BEDROOM 3 and BEDROOM 4 are both currently used as a twin bedrooms. The FAMILY BATHROOM with 4-piece, white suite, comprising; bath, separate shower cubicle, basin & WC. Storage/linen cupboard on landing.

Outside

The house is set back from the crescent behind a small lawn with mature, planted borders extending around the side of the property, to the foot of the driveway. The 'grounds' extend to the other side of the road to a further area of lawn and hedgerow. The pretty and secure back garden, enjoys a westerly aspect, offers a good deal of privacy and is predominantly laid to lawn, with mature, planted borders, a large, paved terrace, a back gate allowing independent access and door to leads to the double garage. The DOUBLE GARAGE has power/light connected, with double driveway/parking in front.

Services & Additional Information

Services: All mains services are currently connected. Gas central heating via radiators. uPVC double glazing throughout.
Broadband: 'Standard' 'Ultrafast' broadband is available (Ofcom) Please check with chosen provider
Mobile phone coverage from the major providers: EE - Good / o2 - Good / Three - Good / Vodafone - Good (Ofcom). Please check with chosen provider.

Viewings

Strictly by confirmed prior appointment please, through the sole selling agents, Stags on 01237 425 030.

Directions

If approaching from The A39 (North Devon Link Rd), at Heyward Rd roundabout, continue straight over at the second exit. In approx., 0.8 miles, turn right onto Buckleigh Rd/B3236, and in another 0.8 miles, turn left onto 'Taylor Crescent' and Long Beach will be found on your left, with Stags 'For Sale' board clearly displayed.
Postcode: EX39 3FA (Not to be relied upon)
What3words: ///buyers.hired.care



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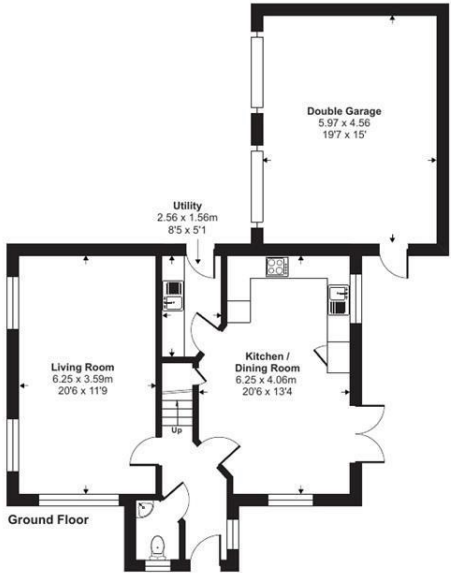


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

4 The Quay, Bideford, Devon,
EX39 2HW

bideford@stags.co.uk

01237 425030



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