

45 Taylor Crescent

Westward Ho! I EX39 3FA

JAMES FLETCHER

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Nestled within this popular residential location, this impressive 3-bedroom detached home is well-placed within walking distance of Westward Ho! and the glorious sandy beach. Enjoying generous and well-planned accommodation along with a tranquil garden, off-road parking and a garage, this easy to run home is built for modern family living. Offering space, comfort and convenience close to the idyllic North Devon coast, this stylish home is perfect for those seeking something easy - ideal for first-time buyers, a growing family, those hoping to downsize or relocate to North Devon - and is sold with no onward chain.

The property is well-placed on this stylish development on the edge of Westward Ho! - within walking distance of the village, the glorious sandy beach and the nearby coast path - and is perfect for anyone seeking an easy coastal lifestyle in a quieter spot. Westward Ho!, named after the famous novel by Charles Kingsley, stands as a unique seaside village on the North Devon coast. Renowned for its expansive sandy beach stretching for over two miles and backed by the pebble ridge, it is regularly awarded "blue flag" status and is a haven for families, surfers and holiday makers alike. The village offers local shops and convenience stores along with a number of café's, pubs and restaurants and The Royal North Devon Golf Course nearby. With stunning coastal walks, panoramic views, and a vibrant atmosphere, Westward Ho! is one of North Devon's choice coastal locations along with the nearby villages of Appledore, offering a rich maritime history, and Instow, a popular tourist hotspot.

The port town of Bideford provides a wider range of facilities including a number of locally owned and operated shops and bistros, banks, a post office, secondary schooling and supermarket shopping. From here, the A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South.

The A39 links up with the A361 to Tiverton, where there is a direct rail connection to London Paddington. To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919

STEP INSIDE

This stylish home opens to a welcoming entrance hall, providing stairs to the first floor and a convenient cloakroom, which in turn opens to the kitchen/diner and sitting room. The kitchen/diner enjoys a dual aspect, flooding the home with natural light, and is well-fitted with a range of work surfaces comprising a stainless steel 1 & 1/2 bowl sink and drainer unit with drawers and cupboards below and matching wall units over, built-in appliances include an oven and hob with extractor over, fridge/freezer, a dishwasher and washing machine. There is also ample dining space with double doors opening to the garden - making this the perfect space to entertain. In addition, the spacious sitting room also boasts a dual aspect with an open view over 'green-space' - a wonderful space to unwind or cosy up for a family film night. The ground floor cloakroom is fitted with a low-level W.C and wash basin.

Stairs to the first floor open to a generous landing, providing a useful linen cupboard and leading to 3 bedrooms and the family bathroom. The main bedroom is a spacious double, enjoying a dual aspect with an open view over the 'green', along with a stylish ensuite, fitted with a large shower, low-level W.C and a wash basin. 2 further bedrooms, a comfortable double and a large single, are perfect for family living but could also be utilised as a dressing room or home office. The family bathroom is fitted with a white suite comprising a bath with shower over, low-level W.C, a wash basin and a heated towel rail.

In all, this stylish home offers comfort, convenience and easy living close to Westward Ho! beach - perfect for a modern coastal lifestyle.

OUTSIDE

The property features lawned gardens on each side along with useful side access. The rear garden is enclosed, enjoying a patio and a level lawn with space for a shed, perfect for adventurous little ones to explore and pets to roam, whilst on the other side of the home is an additional garden space overlooking the communal green - an ideal spot to watch the sun go down. In addition, the property provides a private driveway which leads to the garage, which is located beneath the neighbouring coach house.

AGENTS NOTE

A service charge of approximately £250.00pa is payable as a contribution to communal parts and green spaces on the development. For more information, please speak to the agent.







VIEWINGS

If you would like to view this wonderful home, please contact local Bideford estate agent James Fletcher. Viewings are strictly by appointment with the sole selling agent and 24hrs notice will usually be required, please confirm your appointment before travelling.

NORTH DEVON

Where the rugged coastline meets rolling countryside. With its charming villages, nestled among lush green landscapes, and renowned beaches attracting surfers and sun-seekers alike, North Devon offers an unparalleled lifestyle. Whether you're drawn to the vibrant culture, the tranquil beauty, or the rich maritime heritage, there's something for everyone. With a diverse range of properties, from quaint cottages and luxury coastal homes to grand country estates, North Devon promises not just a place to live, but a way of life.







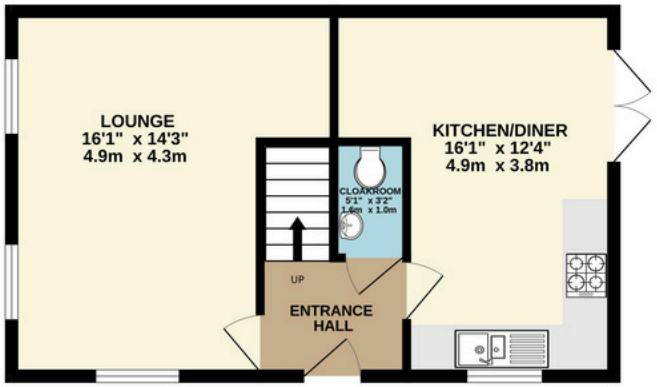


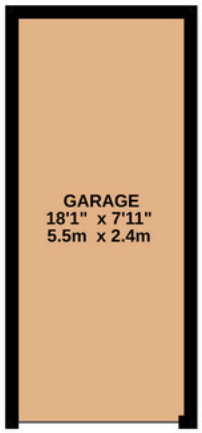




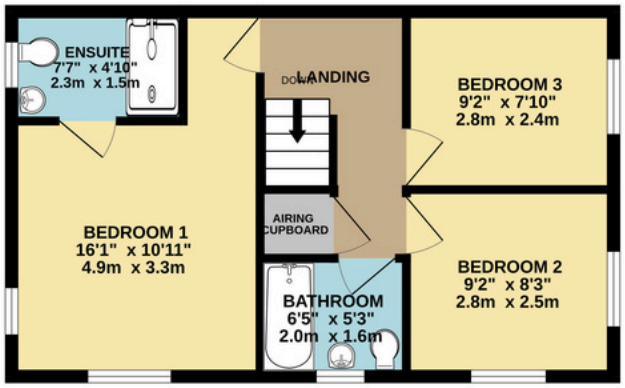
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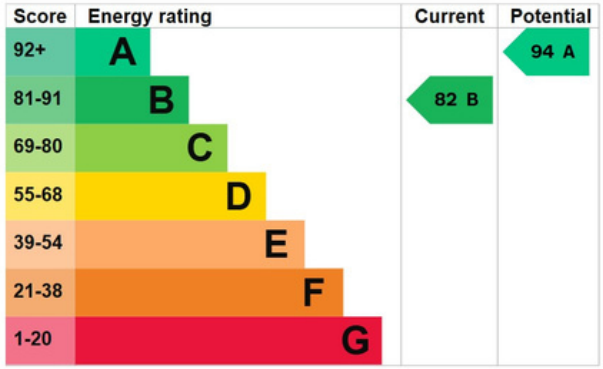




1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



- **Services:** Mains Gas, Electricity, Water & Drainage.
- **Tenure:** Freehold
- **EPC:** B
- **Council Tax:** C
- **Local Authority:** Torridge District Council
- **Sellers Position:** No Onward Chain.





Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs, including colourised images to show the plot, are provided for guidance only. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.

JAMES FLETCHER
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The Property Ombudsman