



12 Millennium Way
Westward Ho! | EX39 1XN

JAMES FLETCHER

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12 Millennium Way

Nestled within this peaceful and much sought-after cul-de-sac, just a short stroll from the glorious sandy beach and vibrant village green, this impressive modern 3-bedroom split-level bungalow offers the perfect blend of style, space, and seaside living in Westward Ho! Immaculately presented throughout, the property enjoys spacious and well-planned accommodation, including a wonderful conservatory/garden room, and occupies a generous plot with off-road parking, a large garage and a well-maintained South-West-facing garden taking full advantage of the afternoon sun and magnificent golden sunsets. Perfect for families, couples, or those looking to relocate/downsize without compromise, close nearby scenic coastal walks and easy access to RND Golf Club, shops, cafes and restaurants, this beautiful home presents a wonderful lifestyle opportunity on the idyllic North Devon coast.

Perfectly-positioned within this much sought-after cul-de-sac in Westward Ho!, the property is just a short walk from RND Golf Club, the glorious sandy beach and everything the village has to offer. 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 also offers a number of local shops and convenience stores along with a number of café's and restaurants and community events throughout the year on the village green. 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, which offers a rich maritime history, and Instow, a popular tourist hotspot.

Nearby, 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 whilst, 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



THE FIRST IMPRESSION

Tucked away within this ever-popular cul-de-sac, the property is well-located and occupies a generous plot with a South-West facing garden, offering tremendous privacy close to the action.

STEP INSIDE

Stepping inside, the property opens to a welcoming entrance at the side of the home, seamlessly-connecting the ground floor accommodation. A generous size, the kitchen/breakfast room is found at the front of the home, and is well-fitted enjoying a range of work surfaces comprising; a 1 & 1/2 bowl sink and drainer unit with drawers and cupboards below and matching wall units over, a built-in eye-level oven, inset hob with extractor over, space for a large fridge/freezer, an additional built-in freezer, a built-in washing machine, and a breakfast bar for informal dining. At the rear of the home, the property also enjoys a multi-purpose dining area, which is open to the lounge, and also provides doors to the conservatory. The lounge is a comfortable reception room, perfect for entertaining or quiet nights in, whilst the conservatory offers adaptable living space, perfect for family get-togethers or curling up with a good book, and enjoys a tranquil outlook over the garden. In addition, the inner hall provides a useful cloaks cupboard, stairs to the first floor and useful understairs storage, along with a ground floor bedroom/home office, perfect for guests, those with limited mobility, or those that need space to work from home, and a well-fitted shower room with a large walk-in shower, low-level W.C, a wash basin with vanity unit below, and a heated towel rail.

Stairs rise to the first floor landing, opening to two double bedrooms and providing useful eaves storage. The main bedroom, found at the front of the home, is a generous double room enjoying built-in mirrored wardrobes and an ensuite, fitted with a shower, low-level W.C, wash basin with vanity unit below and a heated towel rail. The second bedroom, found at the rear, is also a spacious double room with built-in wardrobes and an outlook over the garden.

In all, this easy to run residence is immaculately presented both inside and out, and is flooded with natural light - the perfect place to call home.

OUTSIDE & PARKING

The property is approached at the front by a private driveway providing off-road parking and leading to the garage, with an electric door, light and power connected and a personal door to the rear. The front garden is laid for easy maintenance with chippings and a variety of plants and shrubs providing a 'pop' of colour. There is pedestrian access at the side of the home leading to the rear garden, which is a real feature of the home. Well-landscaped, the rear garden boasts a level lawn, patio areas and flower beds and borders, also well-stocked with a variety of plants and shrubs. The garden enjoys a good degree of privacy and boasts a sunny South-West-facing aspect, perfect for enjoying the afternoon and evening sun, along with magnificent golden sunsets.



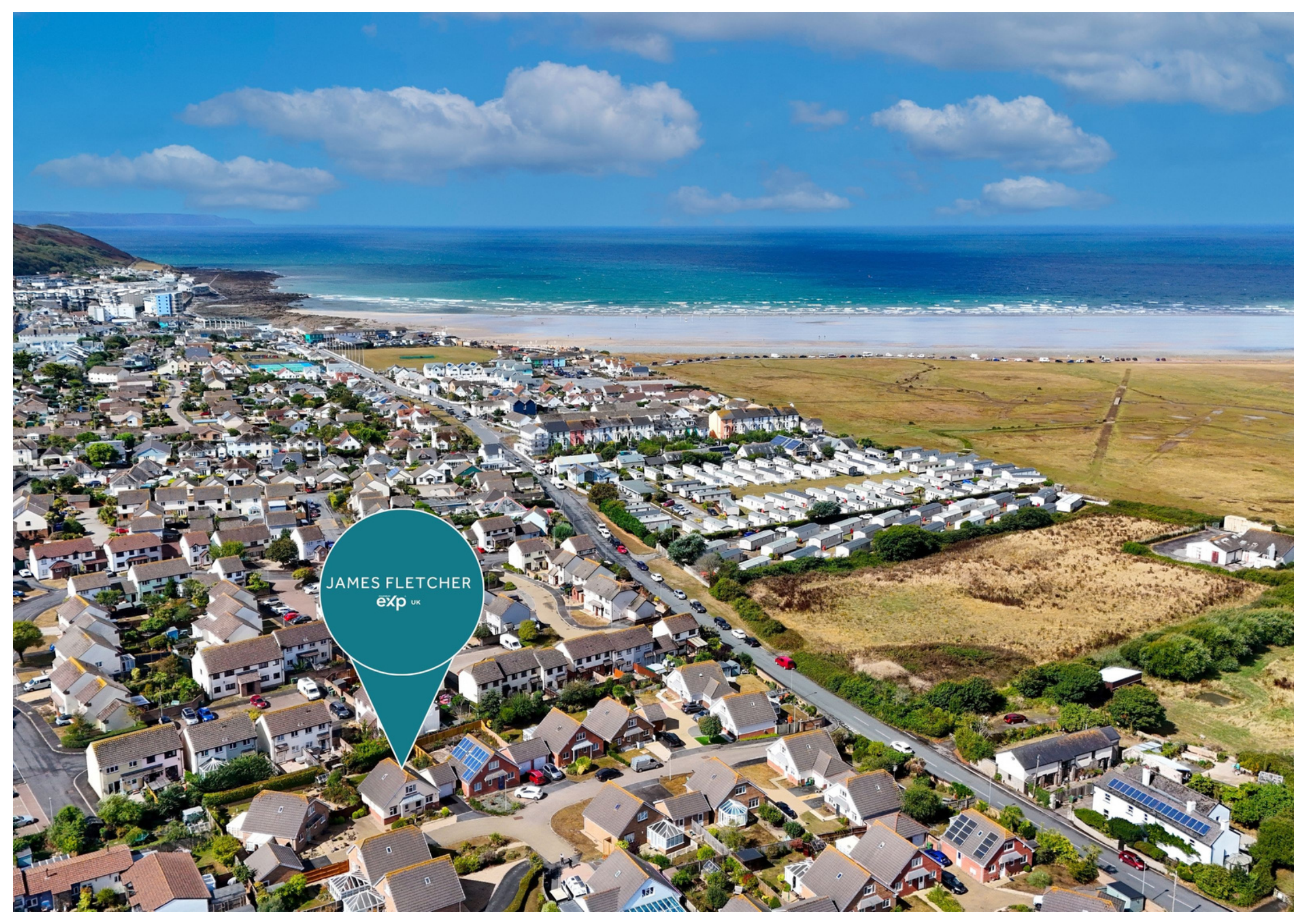
VIEWINGS

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

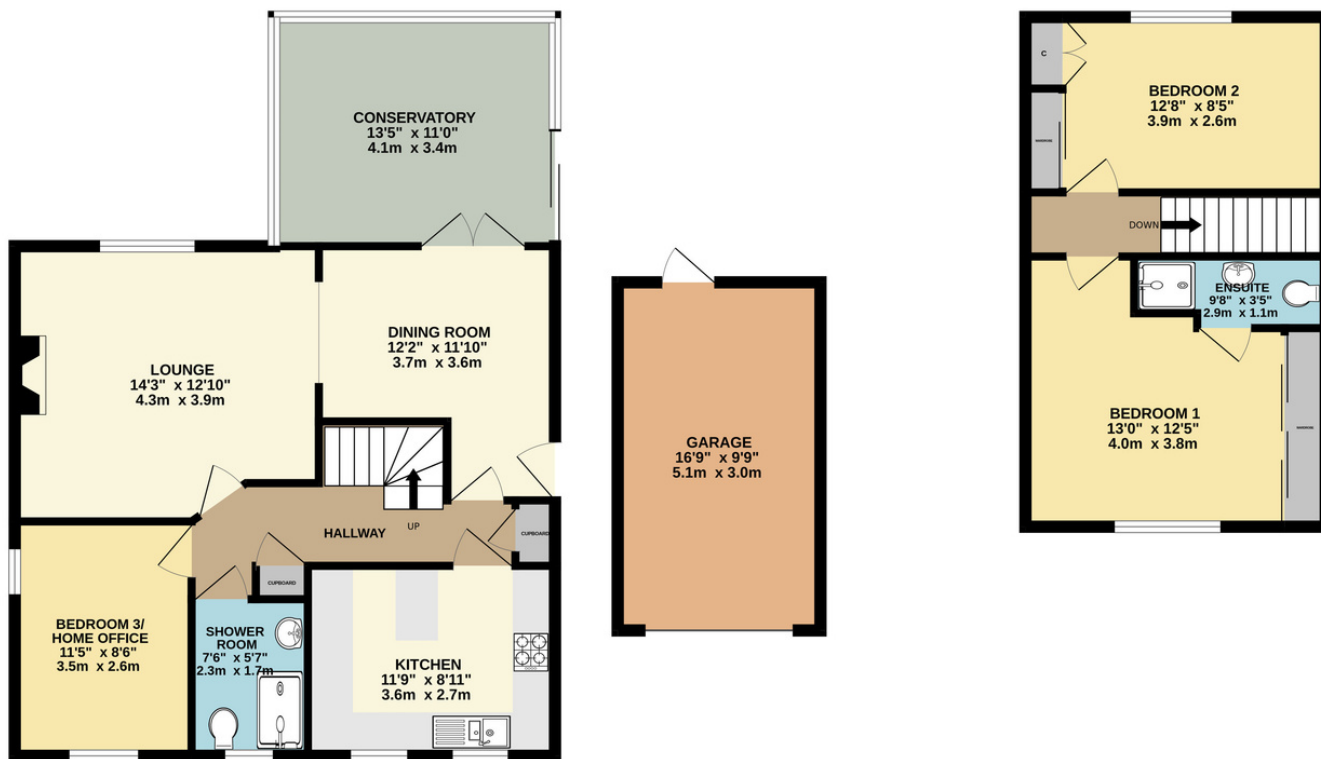
Where the rugged coastline meets rolling countryside. With its charming villages, nestled among lush green landscapes, and renowned beaches attracting surfers and sun-seekers alike, North Devon offers an unparalleled lifestyle. Whether you're drawn to the vibrant culture, the tranquil beauty, or the 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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MILLENNIUM WAY, WESTWARD HO!

TOTAL FLOOR AREA : 1293 sq.ft. (120.2 sq.m.) approx.

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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- **Services:** Mains Electricity, Gas, Water & Drainage.
- **Tenure:** Freehold
- **Broadband:** Ultrafast broadband is available (Ofcom)
- **EPC:** TBA
- **Council Tax:** E
- **Local Authority:** Torridge District Council
- **Sellers Position:** Has seen a home to buy (with no onward chain!)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

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