



84 Taylor Crescent
Westward Ho! | EX39 3FA

JAMES FLETCHER
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84 Taylor Crescent

The perfect stepping stone onto the property ladder, this modern mid-terraced home is offered on a 50% shared-ownership basis with Heylo Housing Association, and is well-positioned close to Westward Ho! beach. Offering well-planned accommodation, perfect for modern family living, the property also offers a generous West-facing garden - soaking up the afternoon and evening sun - along with 2x dedicated parking spaces. Easy to run and set within a popular residential location, the property offers a great balance of comfort, convenience and affordability, all within easy reach of the coast.

The property is well-placed on this popular residential development in Westward Ho!, and is within walking distance of the village, the glorious sandy beach and the nearby coast path - perfect for anyone seeking an easy coastal lifestyle. 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

Stepping inside, the property opens to a welcoming entrance hall, providing stairs to the first floor. The hallway flows seamlessly to the living space, opening to the lounge at the front which, in turn, leads to the kitchen/diner at the rear. The kitchen is fitted with a range of work surfaces comprising a 1 & 1/2 bowl sink and drainer unit with drawers & cupboards below & matching wall-units over. A built-in oven & hob with extractor over, space for a fridge/freezer, space & plumbing for a washing machine, ample dining space and a useful understairs cupboard. Off the kitchen is a useful rear lobby, opening to the garden and leading to the ground floor cloakroom, with a low-level W.C and wash basin.

The first floor landing opens to 3 double bedrooms and the family bathroom. The bathroom is fitted with a white suite comprising a bath with shower over, low-level W.C and a wash basin.

In all, this easy to run home offers a wonderful opportunity to get onto the property ladder on a shared ownership basis.

OUTSIDE

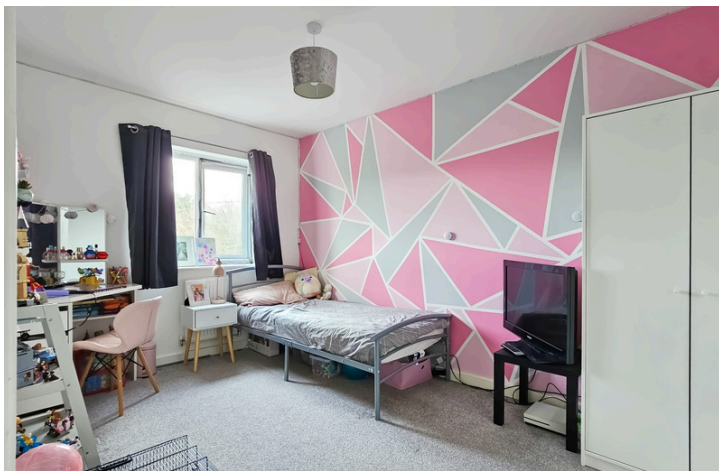
The property enjoys 2x dedicated parking spaces at the front of the home and provides useful side access to the rear garden. The rear garden enjoys a small patio and a generous lawn with a West-facing aspect, taking full-advantage of the afternoon and evening sun.

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.

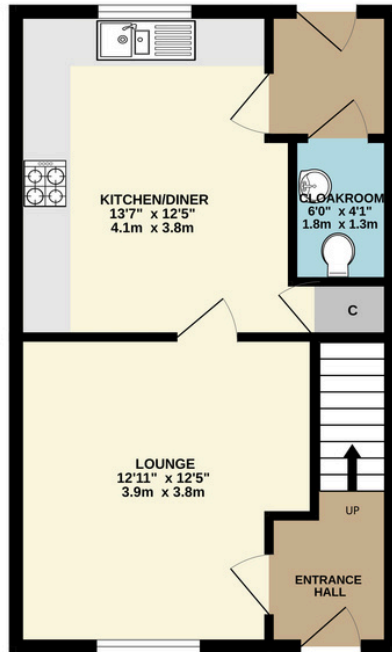
NORTH DEVON

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.

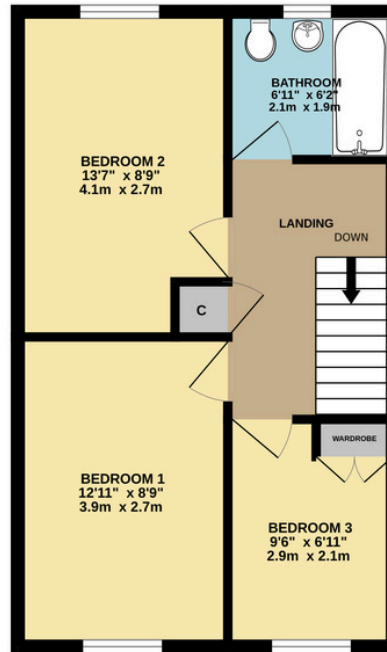




GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



84 TAYLOR CRESCENT, WESTWARD HO!

TOTAL FLOOR AREA: 830 sq.ft. (77.1 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 Gas, Electricity, Water & Drainage. Gas-fired radiator central heating
- **Shared Ownership:** 50% Share with Heylo Housing Association
- **Tenure:** Leasehold (Balance of 125 years from October 2019) | Monthly Rent: £314.89 (50% Share) | Monthly Lease Management Fee: £25.62 | Annual Buildings Insurance £13.09
- **Service Charge:** £14.90pcm as a contribution to maintenance of communal areas on the development | Management Company: Peninsula
- **EPC:** B
- **Council Tax:** Band C
- **Local Authority:** Torridge District Council
- **Sellers Position:** No Onward Chain

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 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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