PhillipsSmith&Dunn
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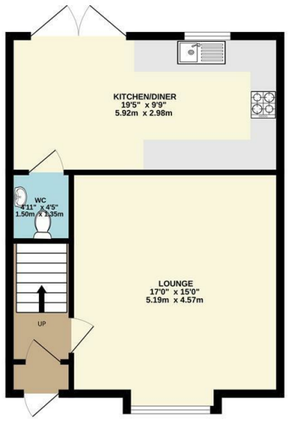
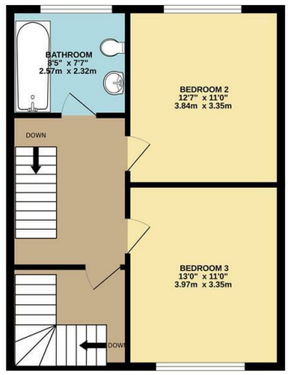
We value your property

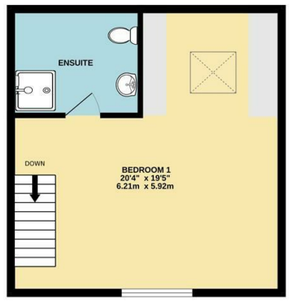
GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.3 sq.m.) approx.



2ND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 1400 sq.ft. (130.1 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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Directions

Heading out on Bideford upon reaching the Hayward roundabout take the first exit towards Hartland and Clovelly. Proceed on the road for about half a mile upon reaching first at the traffic lights take the first right turning. Follow this road for about a half mile taking a left turning into Buckleigh Meadows, follow the road for a short distance, where the property is located on the right hand side number 40 Taylor Crescent.

Looking to sell? Let us value your property for free!

Call 01237 879797

or email bideford@phillipsland.com

3 Bed Semi-Detached House

40 Taylor Crescent, Westward Ho, Bideford, Devon, EX39 3FA

Offers In Excess Of

£280,000

- 3 DOUBLE Bedroom Property
- Great Travel Links
- Contact The Bideford Team
- Garage & Attached Drive
- Large Fully Enclosed Garden
- Excellent Location - Close To The Beach
- MUST BE VIEWED

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Overview

The property is located on the popular Buckleigh development built by the renowned Wain Homes. This property is split over three floors giving you excellent family living accommodation. With choice of three double bedrooms you are sure to end the age old child argument over who gets the largest room.

The property has a large lounge and kitchen dining room along the rear with double doors leading out onto the rear patio. Creating an excellent open plan social and entertaining space for all of the family to enjoy. Whilst upstairs on the next two floors you have a selection of three bedrooms, all of which are DOUBLE bedrooms.

The principal bedroom is particularly spacious with a large dressing area including built-in storage cupboards from Sharps, it has ample space for further furniture, double bed and its own ensuite, shower room.

For more information about this property, please don't hesitate to contact our Bideford office to arrange a viewing appointment.

Westward Ho! is a charming seaside village located on the North Devon coast of England, known for its unique name and laid-back coastal atmosphere. Backed by rolling hills and overlooking Bideford Bay, the village is famous for its expansive sandy beach that stretches for miles at low tide, making it a hotspot for surfers, families, and beachgoers alike.

The village itself offers a good range of local amenities including independent shops, traditional pubs, cafés, fish and chip shops, and several restaurants serving fresh local seafood. There's also a convenience store, pharmacy, and a few seaside gift shops that cater to both residents and tourists.

The property is also located very close to the A39, which is excellent for those of you that are looking to travel or need to commute. Being so close to the link road gives you great access to Bideford and Barnstaple, close by towns with a further range of amenities, including national and local retailers, cafe, coffee shops and usual High Street brands.

Services
All mains connected

Council Tax band
C

EPC Rating
B

Tenure
Freehold

Viewings
Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on
01237 879797

Outside

The garden is where this property really excels further. To the front you have a manageable garden with some small shrubs, level driveway with ample parking for one/two vehicles and level access to the garage.

The rear garden is sizeable and has a large patio which enjoys most of the days sunlight perfect for dining alfresco or summers entertaining with family and friends. The garden is also fully enclosed and perfect for your furry four-legged friends.

Enjoying most of the day sunlight and a good degree of privacy, it's a fantastic spot to sit out and enjoy. For more information about this property, please do contact our Bideford team, we recommend an internal inspection.

Room list:

Entrance Hallway

Lounge
4.52m x 3.81m (14'9" x 12'5")

Kitchen / Breakfast Room
4.88m x 2.44m (16'0" x 8'0")

Ground Floor WC

First Floor

Bedroom 2
4.01m x 2.9m (13'1" x 9'6")

Bedroom 3
3.35m x 2.82m (10'11" x 9'3")

Family Bathroom
2.64m x 1.98m (8'7" x 6'5")

Second Floor

Master Bedroom
5.18m x 4.88m (16'11" x 16'0")

Ensuite
2.18m x 1.68m (7'1" x 5'6")

Dressing Area