



**46 Woodpecker Close**  
Westward Ho! | EX39 1GS

JAMES FLETCHER  
POWERED BY **exp** UK

## 46 Woodpecker Close

Enjoying the best of both worlds, with glorious coastal and countryside walks almost on the doorstep, this impressive 4-bedroom detached family home is situated within a tucked away position on this stylish new development, close to Westward Ho! beach. Recently constructed c.2022, the property is immaculately presented throughout and boasts well-planned accommodation along with off-road parking, a garage and a tranquil West-facing garden, taking full advantage of the afternoon and evening sun. Maximising comfort, practicality and coastal charm, this wonderful home also offers peace of mind and is sold with the remaining NHBC warranty. Perfect for those seeking their forever family home, or an easy to run residence to relocate by the sea.

The property is well-placed on this stylish new 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**

Stepping into the home, the property opens to an inviting hallway, which immediately sets the tone with space and natural light, providing stairs to the first floor and a convenient ground floor cloakroom, fitted with a low-level W.C and wash basin. The hallway flows seamlessly into the living space, with a spacious kitchen/diner/family room on one side, and the comfortable lounge on the other side.

The kitchen is stylishly-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, a fridge/freezer and a dishwasher, a breakfast bar - perfect for informal dining - ample additional dining space, a useful storage cupboard and additional understairs storage. Off the kitchen is a handy utility room fitted work surfaces and matching units, a stainless steel sink and drainer, space and plumbing for a washing machine & tumble dryer and a door to outside.

The lounge offers comfortable space to relax and unwind, perfect for family movie nights, with double doors opening onto the garden creating a wonderful transition from inside to outside.

The first floor opens to a spacious landing, with a useful linen cupboard, and leads to 4 bedrooms and the family bathroom. The main bedroom is found at the front of the home, enjoying built-in wardrobes and a modern ensuite, fitted with a large walk-in shower, low-level W.C, wash basin and a heated towel rail. There are 2 further large double bedrooms and a generous single room/nursery, which could also make for a home office/study/games room. The family bathroom is fitted with a modern suite comprising a bath, separate shower, low-level W.C, wash basin and a heated towel rail.

In all, this impressive home offers comfort and practicality by the coast.

**OUTSIDE & PARKING**

The property is approached at the front by a private driveway, leading to the garage with an up and over door, and light and power connected. There is side access to the rear garden which is a real feature of the home. Offering a good degree of privacy and backing onto trees, the rear garden enjoys a level lawn and a thoughtfully-designed patio, taking full advantage of the afternoon and evening sun, and is the perfect place for little ones to play and explore, pets to roam or those with "green-fingers" to thrive.

In addition, there is a useful lean to on one side offering the ideal space for surfboards and bikes, too.



**AGENTS NOTE**

A service charge may be payable as a contribution to communal parts and green spaces on the development, usually commencing once the development is completed. 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.

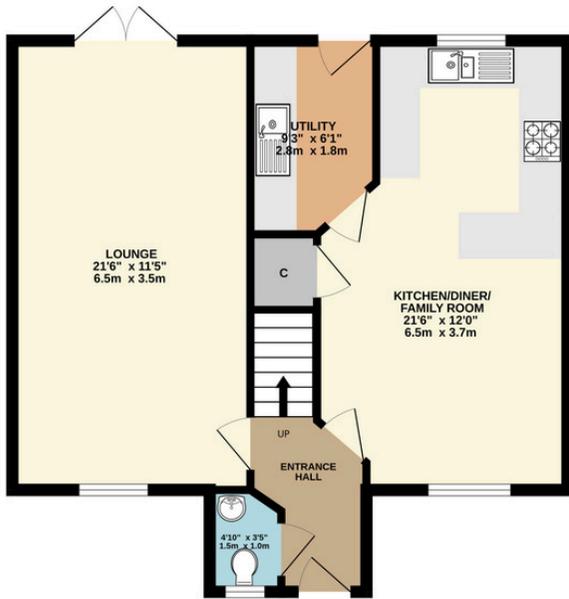




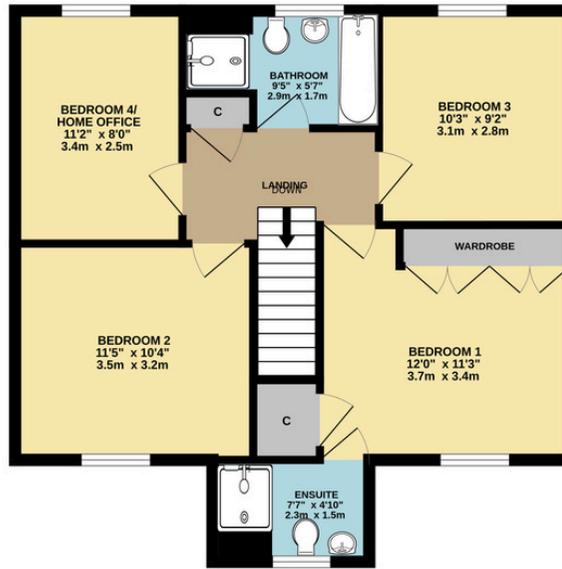
JAMES FLETCHER  
exp =



GROUND FLOOR  
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR  
603 sq.ft. (56.1 sq.m.) approx.



- **Services:** Mains Gas, Electricity, Water & Drainage.
- **Tenure:** Freehold
- **EPC:** B
- **Council Tax:** E
- **Local Authority:** Torridge District Council
- **Sellers Position:** Motivated - actively seeking their next home.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WOODPECKER CLOSE, WESTWARD HO!

TOTAL FLOOR AREA : 1213 sq.ft. (112.7 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.  
Made with Metropix ©2025



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

POWERED BY  
**exp** UK

07540 256 245

james.fletcher@exp.uk.com

