



TOTAL FLOOR AREA : 1185 sq.ft. (110.1 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 not 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

From Bideford quay front depart in an easterly direction, as though out of the town. At Heywood Road roundabout turn left onto the A39 and continue to a set of traffic lights, where turn right. Continue onwards until you enter Westward Ho!. Shortly thereafter turn left into Taylor Crescent, continuing through the development, where Curlew Drive is located on your left, with number 1 easily identifiable.

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

Call 01237 879797

or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

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Guide Price

**£365,000**

## Newly Constructed Coastal House

1 Curlew Drive, Westward Ho!, Bideford, EX39 1GR

- Modern Detached House
- PVC Double Glazing
- Popular Residential Location
- Very Well Presented
- Gas Fired Radiator Central Heating
- Balance of NHBC Warranty
- 4 Bedrooms
- Garage and Parking
- An Ideal Family Residence!!



Room list:	
<b>Entrance Lobby</b>	
<b>Ground Floor WC</b>	
<b>Lounge</b>	4.47m x 3.35m (14'8" x 11')
<b>Kitchen/Diner</b>	5.97m maximum x 5.56m maximum (19'7" maximum x 18'3" maximum)
<b>Master Bedroom</b>	3.66m x 3.23m (12' x 10'7")
<b>Bedroom 2</b>	3.81m x 3.05m maximum (12'6" x 10' maximum)
<b>Bedroom 3</b>	3.43m x 2.64m (11'3" x 8'8")
<b>Bedroom 4</b>	2.74m x 2.39m (9' x 7'10")
<b>Bathroom</b>	2.03m x 2.03m (6'8" x 6'8")

1 Curlew Drive is a property of recent construction, being part of the Kingsland development, as constructed by Wain Homes. Benefiting from the balance of a NHBC warranty, the two storey house stands detached within a level plot, and boasts PVC double glazing and gas fired radiator central heating. The house is well presented to the market, as an internal inspection will reveal, and is thought by the selling agents to be ideally suited to provide a most comfortable family residence!!

Briefly the accommodation provides of entrance lobby with a WC off, and also accessing the generous sized lounge, and to the rear of the property a light and airy kitchen/diner, having ample storage, some integral appliances and further appliance space, and with double doors out to the rear garden. To the first floor are 4 double bedrooms, with the master bedroom having en-suite facilities, and there is a well appointed family bathroom.

Westward Ho! is a very popular North Devon coastal village, with its golden sandy Blue Flag beach which adjoins the pebble ridge, and the Royal North Devon Golf Club. The village itself offers a good selection of local amenities including independent shops, traditional pubs, cafés, fish and chip shops, and several restaurants. There's also a convenience store, pharmacy, and a few seaside gift shops that cater to both residents and tourists. Appledore, a former fishing village with its quaint narrow streets and quay is just a few minutes away by car. The port and market town of Bideford which sits on the banks of the River Torridge is just under 3 miles away and offers a wider range of facilities including schooling for all ages. Accessible via the A39/North Devon Link Road is Barnstaple, North Devon's Regional Centre, which houses the areas main shopping business and commercial venues.

## Services

All Mains Services Available

## Council Tax band

D

## EPC Rating

B

## Tenure

Freehold

## Viewings

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

