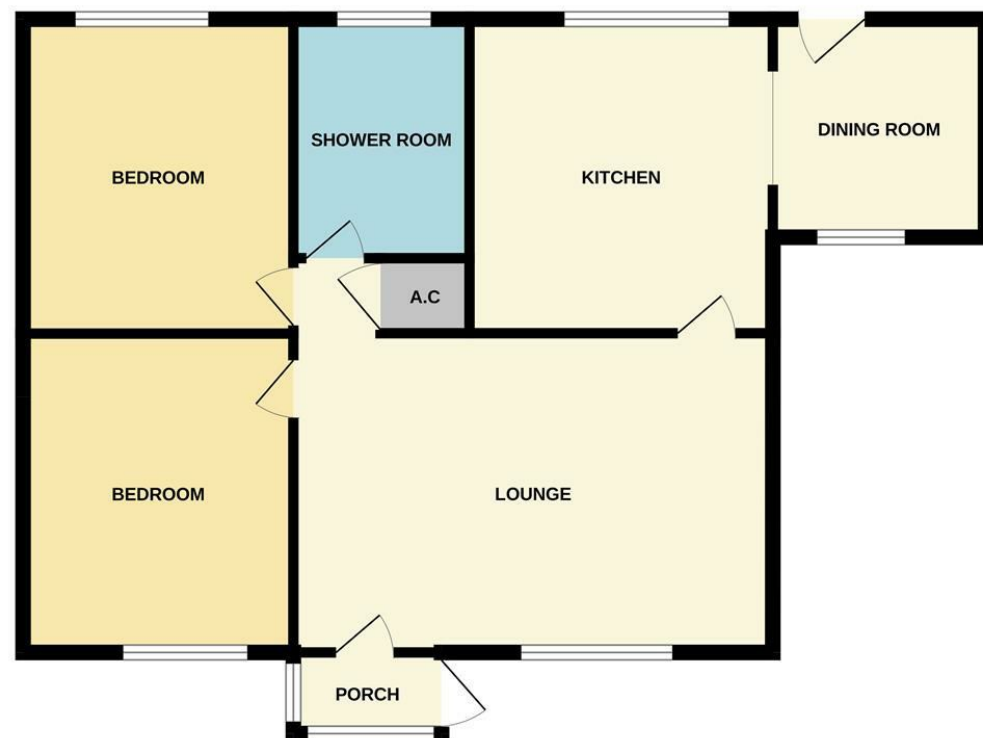


GROUND FLOOR



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 ©2026

Directions

From Bideford Quay, proceed north out of the town towards Heywood Roundabout. At the roundabout, continue straight ahead, passing the Durrant House Hotel on your right. Continue past the turning for Appledore and take the next right, signposted Northam, into Fore Street. Proceed into Northam Square and take the road to the left of Urban Wave. Continue downhill and, shortly before the road narrows, turn left into Golf Links Road. Continue along Golf Links Road, proceeding straight across the roundabout. After a short distance, turn right into Aysha Gardens, where No. 3 will be found,

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

**Call 01237 879797
or email bideford@phillipsland.com**

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3 Aysha Gardens

Westward Ho!, Bideford, Devon EX39 1HJ

Guide Price

£272,500

- Semi-Detached Bungalow
- PVC Double Glazing
- Easy Maintenance Gardens
- 2 Double Bedrooms
- Gas Fired Radiator Central Heating
- Parking Space
- 2 Reception Rooms
- Level Access to Local Amenities
- No Onward Sales Chain!



Situated within easy, level walking distance of the village centre amenities and beach, this well-presented, southerly facing bungalow enjoys a pleasant position within a quiet cul-de-sac of similar-style properties. Benefiting from PVC double glazing and gas-fired radiator central heating, the property offers comfortable and practical accommodation ideally suited to those seeking a permanent home or retirement residence.

Available to the market with no onward sales chain, Phillips Smith & Dunn, as selling agents, strongly recommend an early viewing to avoid disappointment.

The accommodation briefly comprises an entrance porch opening into a spacious living room featuring an attractive fireplace. From here, there is access to a generously sized and well-equipped kitchen offering ample storage, integrated appliances and additional appliance space. The kitchen enjoys open access to a dual-aspect dining room, creating a bright and sociable living space.

There are two double bedrooms together with a well-appointed shower room.

Outside, the bungalow occupies a generous corner plot at the head of the cul-de-sac. The level gardens have been thoughtfully designed for ease of maintenance, with gravelled areas complemented by established rose bushes and shrubs. A paved patio enjoys a sunny aspect and provides an ideal space for outdoor seating and relaxation.

To the rear is an enclosed paved courtyard with an outside tap and timber garden shed. The property also benefits from off-road parking for one vehicle.



Room list:

Entrance Porch

Living Room

4.42m x 3.66m (14'6" x 12')

Dining Room

2.44m x 2.44m (8' x 8')

Kitchen

3.51m x 2.74m (11'6" x 9')

Bedroom 1

3.66m x 3.05m (12' x 10')

Bedroom 2

3.48m x 3.05m (11'5" x 10')

Shower Room

2.34m x 1.52m (7'8" x 5')

Situation

Westward Hol is a highly sought-after coastal village in North Devon, offering an excellent range of local amenities together with its renowned golden sandy Blue Flag beach, iconic pebble ridge and the prestigious Royal North Devon Golf Club.

The nearby port and market town of Bideford is just a short drive away, set on the banks of the River Torridge and providing a comprehensive range of shopping, schooling and leisure facilities.

Also within easy reach is the picturesque fishing village of Appledore, renowned for its charming narrow streets, colourful cottages and attractive quayside.

Barnstaple, North Devon's regional centre, is readily accessible via the A39 and offers the area's principal shopping, business and commercial facilities. From Barnstaple, the A361 North Devon Link Road provides convenient access towards Junction 27 of the M5 and the wider national motorway network.

Services

All Mains Services Available

Council Tax band

B

EPC Rating - TBA

D

Tenure

Freehold

Viewings

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

