



Tadworth
WESTWARD HO!



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Golf Links Road, Westward Ho!, Devon EX39 1HD.

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NG Homes’ newest development, Tadworthy, includes 138 new houses and bungalows situated just off of Golf Links Road in the desirable area of Westward Ho!

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Find your new coastal space...



A perfect blend of sea views and modern design...



With a choice of individual designs, ranging from bungalows to large family homes and the ability to personalise them further to create your perfect new home in North Devon.

Conveniently located off of Golf Link's Road, the development is walking distance to Westward Ho!'s famous beach, amusements, shops, convenience stores and selection of beautiful restaurants. Also not forgetting Royal North Devon Golf Club, situated just a stone's throw from the development.

Tadworthy is a well considered development with all properties being generous in size and offering plentiful outside space. It's also positioned in a fantastic North Devon coastal location making it perfect for both couples and families seeking a new home in North Devon.

This is the perfect new development you've been looking for, with all properties perfectly blending modern aesthetics with functionality. Buyers will also have an array of choices on their finishings, from taps to showers to kitchens, ensuring that each home is unique and personal to you.

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From its beautiful beach to its picture-perfect village green Westward Ho! is a hotspot to enjoy the best of North Devon.

The village and beach are walking distance from your front door so nipping down for an evening surf isn't an issue!

In the wider area, you're only a short drive from the popular fishing village of Appledore and market towns of Barnstaple and Bideford where you'll find all the major supermarkets, shops and restaurants. The local primary school is located within walking distance, situated in Northam, and the secondary school is just a 10 minute drive away in Bideford.

Not far from Westward Ho!, you'll stumble upon Exmoor National Park, filled with fantastic countryside views, walks and wildlife. Lundy Island is also only short boat trip away on MS Oldenburg.



The A39 is a 5 minute drive with Cornwall, Clovelly, Bude and Boscastle all under an hour away. If you'd rather explore by bus, the North Devon Wave bus route can be picked up in front of the development where your options are endless: visit Ilfracombe, Croyde or Saunton with ease.

And don't forget the Coastal path that can be picked up in Westward Ho!. Slip on your walking boots and take in the sea views on your walk to the neighbouring village of Abbotsham.

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The Shore Spacious 2/3 Bedroom Terrace

The ground floor boasts living room and an open plan kitchen and dining area leading out to a generous garden. Upstairs is a master bedroom and a generous size second bedroom.

KITCHEN/DINER 5.01m x 3.33m*
LOUNGE 3.35m x 3.87m*
CLOAKROOM
BEDROOM ONE 5.01m x 4.18m*
BEDROOM TWO 2.75m x 4.25m*
BATHROOM

*Maximum measurement

Options available for ensuite and third bedroom, please contact us for more details.



The Dune 3 Bedroom House with Terrace

The Dune is the perfect new 3 bedroom family home you've been looking for. Filled with desirable extras including a separate utility room and a terrace to enjoy views, it's the perfect spacious home in a fantastic North Devon location.

KITCHEN/DINER/LOUNGE 4.97m x 8.78m*
CLOAKROOM
UTILITY
BEDROOM ONE 4.22m x 3.63m leading to ENSUITE
BEDROOM TWO 3.88m x 4.45m
BEDROOM THREE 3.72m x 3.63m
BATHROOM

*Maximum measurement



The Coral

End of Terrace 3 Bedroom House

The Coral is a charming, well designed 3 bedroom end of terrace. A unique design with separate utility room, large lounge and spacious master ensuite. The open plan kitchen diner offers direct access to the garden. A desirable cloakroom can be found between the living and dining area.

- KITCHEN/DINER 4.80m x 4.08m*
- LOUNGE 4.80m x 3.56m*
- UTILITY
- BEDROOM ONE 4.80m x 2.97m* leading to ENSUITE
- BEDROOM TWO 2.53m x 4.08m
- BEDROOM THREE 2.15m x 2.88m
- BATHROOM

*Maximum measurement



The Sands

3 Bedroom Semi Detached House

The Sands boasts everything you've been looking for in a new semi-detached 3 bedroom home. Spacious and well designed with a master ensuite, you'll also find extras such as a downstairs cloakroom and a separate utility area.

- KITCHEN/DINER 4.80m x 4.08m*
- LOUNGE 4.80m x 3.56m*
- UTILITY
- BEDROOM ONE 4.80m x 2.97m* leading to ENSUITE
- BEDROOM TWO 2.53m x 4.10m
- BEDROOM THREE 2.15m x 2.88m
- BATHROOM

*Maximum measurement



The Reef

3 Bedroom Detached House

The Reef has the wow-factor! Designed to optimise space, it boasts an airy kitchen diner, lounge, separate utility and a cloakroom with an integral garage. Upstairs, 2 generously sized bedrooms and a further gorgeous master ensuite. On a selected number of Reef's, you'll also find on the second floor a beautiful terrace, perfect for watching the sunset.

- KITCHEN/DINER 4.73m x 5.10m*
- LOUNGE 3.23m x 3.57m*
- UTILITY
- BEDROOM ONE 3.02m x 3.49m* leading to ENSUITE
- BEDROOM TWO 2.59m x 3.51m
- BEDROOM THREE 2.02m x 3.51m
- BATHROOM

*Maximum measurement

Options available without a terrace and extra ensuite, please contact us for more details.



The Bay

4 Bedroom Townhouse

The Bay offers the best of modern townhouse living, spread over 3 floors with 2 beautiful balconies. On the ground floor is a spacious kitchen diner, utility room and integral garage. Upstairs a generous living area with access to an open terrace plus two bedrooms, one with a luxurious ensuite. On the third floor is the master bedroom with an ensuite and Juliet balcony. You'll also find an additional spacious fourth bedroom on the top floor.

- KITCHEN/DINER 4.29m x 6.01m*
- UTILITY
- CLOAKROOM
- LOUNGE 4.30m x 4.64m
- BEDROOM ONE 2.96 x 4.63m* leading to ENSUITE
- BEDROOM TWO 3.49m x 2.69m
- BEDROOM THREE 3.48m x 2.77m leading to ENSUITE
- BEDROOM FOUR 3.52m x 2.89m leading to ENSUITE
- BATHROOM

*Maximum measurement



The Harbour 4 Bedroom Detached House

The Harbour is a truly unique 4 bedroom detached home, carefully designed to optimise modern family living. An upside down layout with 3 generous sized bedrooms on the ground floor. Upstairs you'll find an impressive open-plan living and dining area with access to a spacious terrace alongside a fourth bedroom with ensuite.

- KITCHEN 4.75m x 3.59m
- LOUNGE/DINER 8.65m x 5.52m*
- UTILITY
- BEDROOM ONE 3.69m x 4.07m leading to ENSUITE
- BEDROOM TWO 3.50m x 3.45m leading to ENSUITE
- BEDROOM THREE 3.50m x 2.77m
- BEDROOM FOUR 3.69m x 3.45m
- BATHROOM

*Maximum measurement

Option available with extra ensuite, please contact us for more details.



The Puffin 2 bedroom bungalow

The Puffin is a spacious 2 bedroom bungalow with a fantastic open plan living and dining area. Outside you'll find a generously sized garden which is easily accessible through the living area. The property boasts 2 bedrooms, with a master ensuite, and you also have the option to create an additional bedroom or study if you wish.

Option available for third bedroom or study, please contact us for more details.



- KITCHEN/DINER/LOUNGE 8.31m x 4.96m* leading to UTILITY
- BEDROOM ONE 3.38m x 3m leading to ENSUITE
- BEDROOM TWO 2.71m x 2.48m
- BATHROOM
- *Maximum measurement





The Pearl 3 bedroom bungalow

The Pearl is a delightful 3 bedroom bungalow. The home boasts a spacious living area with convenient garden access and a flood of natural light. You'll also find generously sized bedrooms with the master bedroom offering a desirable ensuite.



KITCHEN/DINER/LOUNGE
8.72m x 5.97m* leading to UTILITY
BEDROOM ONE 3.49m x 4.23m
leading to ENSUITE
BEDROOM TWO 3.16m x 3.48m
BEDROOM THREE 3.16m x 3.46m
BATHROOM

*Maximum measurement



The specification

Internal

- Smooth finish skimmed walls and ceilings with white décor throughout.
- Interior panelled doors with polished chrome lever handles.
- Mains operated smoke alarms.
- TV points in lounge and all bedrooms.
- Openreach FTTP broadband installed.
- BT point in lounge and main bedroom.
- USB points to kitchen, lounge and main bedroom.
- Gas central heating.
- Down lighters to hall, and kitchen/diner and bathrooms.

External

- Advantage 10 year Build Warranty.
- A mix of timber frame and traditional masonry construction with maintenance free cladding and coloured render finish.
- Natural slate roof tiles.
- uPVC double glazed windows and patio doors with multi point security locks.
- Paved patio areas.
- Composite coloured front door.
- uPVC maintenance free gutters, downpipes, fascias and soffits.
- Close board timber fencing to all properties.

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Kitchen

- Soft close base and wall units.
- High quality laminated worktops with matching up stand.
- High quality stainless steel appliances, oven, hob and extractor hood.
- Integrated fridge/freezer.
- 1.5 bowl sinks.
- Plumbing and electrics provided for optional dishwasher and washing machine.
- Glass splash-backs behind hobs.

Bathroom, cloakroom, en suite

- Quality white sanitary ware with chrome taps and fittings.
- Mains shower.
- Shaver points and extractor fans to bathroom and en suite.
- Chrome towel rails to bathroom and en suite.
- Wall tiles from a selected range.

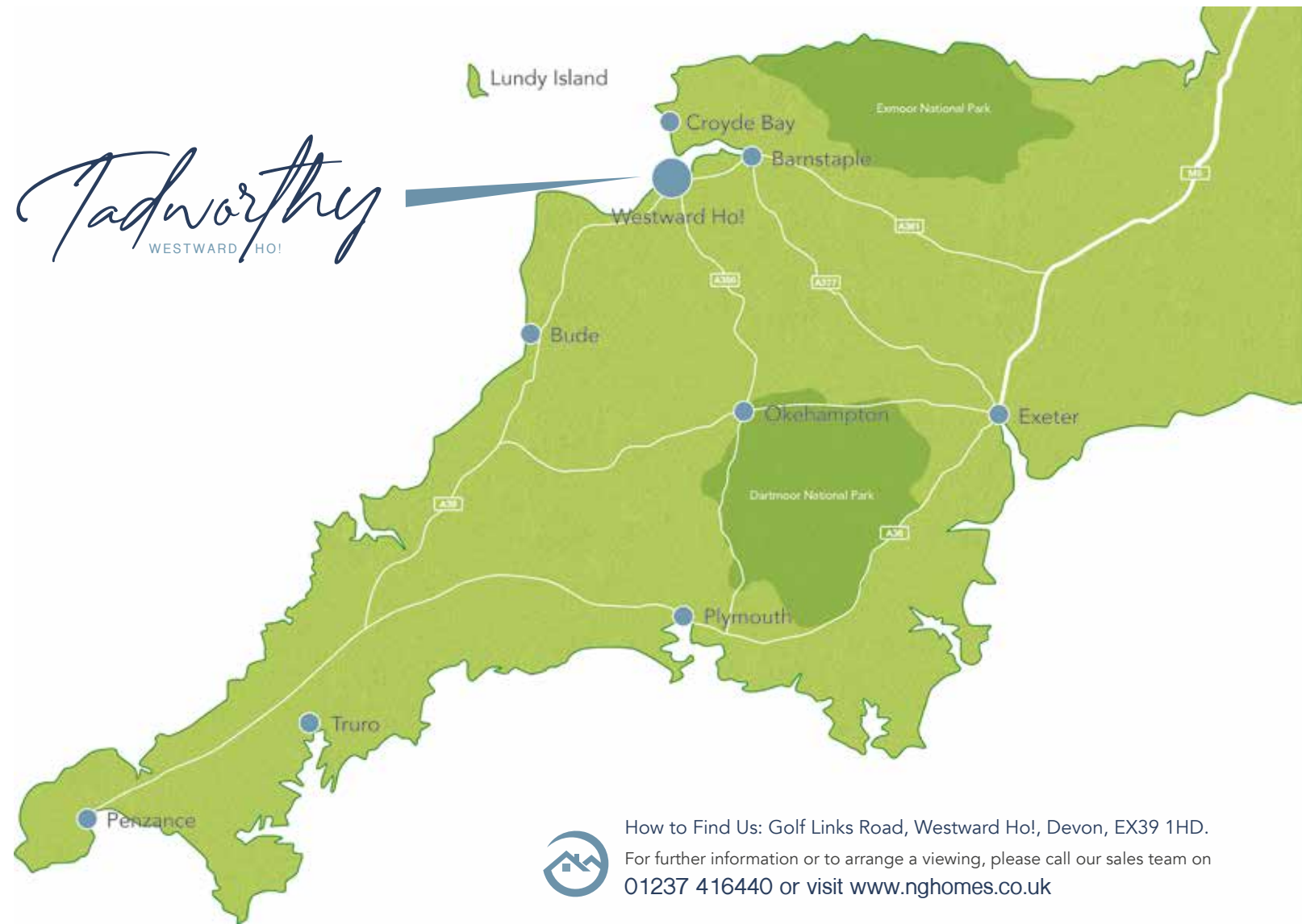
Energy saving homes

- High-performance insulation to roof, ground floor and external walls.
- Digital heating programmer.
- Radiators with thermostatic controls.

NOTE:

Please note that all images are a 3D visualisation which shows an indication of the level of finish across the site.







Notes





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