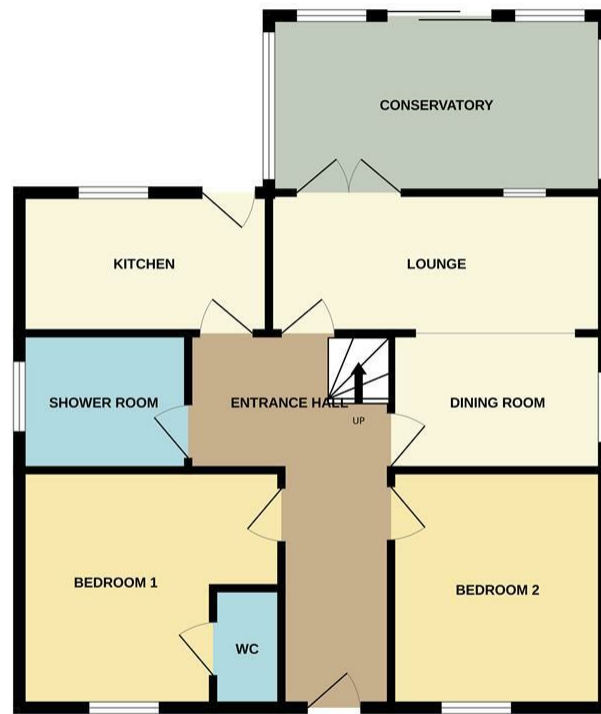
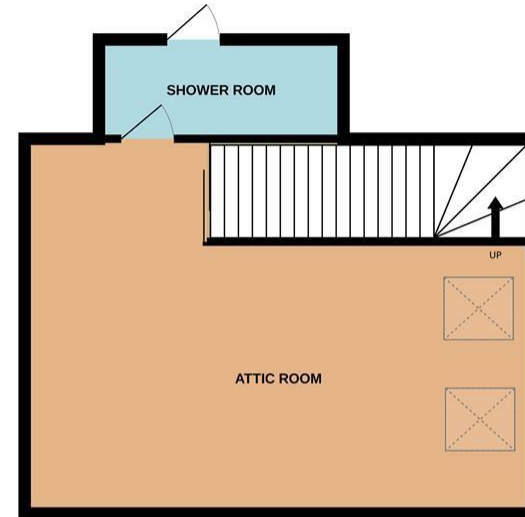


GROUND FLOOR
809 sq.ft. (75.2 sq.m.) approx.



FIRST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 1290 sq.ft. (119.8 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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11 The Fairways

Westward Ho!, Bideford, Devon EX39 1TQ

Guide Price

£395,000

- Modern Detached Bungalow
- Gas Radiator Central Heating
- Level Walk to Beach
- 2 Bedrooms + Attic Room
- Level Gardens
- Coastal Views
- PVC Double Glazing
- Single Garage and Parking
- No Onward Sales Chain

Directions

From Bideford Quay, proceed north out of the town along Kingsley Road, continuing straight ahead at Heywood Roundabout, following the signs for Westward Ho!. Upon entering the village, take the second right into Beach Road and continue to the end of the road. At the junction, turn right, then take the next right into The Ridgeway and The Fairways. Continue along and take the next right into The Fairways, bearing right at the end of the road. The property will be found in the bottom left-hand corner.

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

Call 01237 879797

or email bideford@phillipsland.com

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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Room list:

Entrance Hall

Lounge/Diner
5.49m max x 5.05m max
(18' max x 16'7" max)

Conservatory
4.88m x 2.44m (16' x 8')

Kitchen
3.71m x 2.03m (12'2" x 6'8")

Bedroom 1
4.65m max x 3.20m max
(15'3" max x 10'6" max)

En-Suite WC

Bedroom 2
3.00m x 2.84m (9'10" x 9'4")

Shower Room

Attic Room
5.33m max x 4.22m max
(17'6" max x 13'10" max)

En - Suite Shower

11 The Fairways is a delightful, well-presented modern detached bungalow, situated in a popular cul-de-sac position within level walking distance of the village amenities, seafront, Northam Burrows, and the Royal North Devon Golf Club. The PVC double-glazed and gas centrally heated accommodation is generously proportioned and versatile in its use, with stunning coastal views from the attic room, making it an ideal family home or retirement residence. Should an additional bedroom be required, the dining area could easily be converted to provide such accommodation. Offered to the market with no onward chain, an early inspection is strongly recommended to avoid disappointment.

In brief, the accommodation comprises an entrance porch leading to a spacious and welcoming hallway, with a glazed door opening into an L-shaped lounge/diner. Off the lounge is a conservatory overlooking the rear garden. The kitchen is well appointed, offering ample storage, a range of integrated appliances, additional appliance space, and a door providing access to the rear garden. There are two double bedrooms, one of which benefits from an en-suite WC, together with a well-appointed family shower room. From the entrance hall, a staircase rises to a generously sized attic room enjoying pleasant coastal views and complemented by an en-suite shower room.

The property occupies a tucked-away, level plot. To the front of the bungalow is a concreted and gravelled area, while to the side a tarmac driveway provides off-road parking for two vehicles and leads to the single garage, which is fitted with an up-and-over door, power, and lighting.

A side gate gives access to the enclosed rear garden, which enjoys a high degree of privacy. Designed for ease of maintenance, the garden is predominantly gravelled and features a garden store together with a variety of mature shrubs, bushes, and trees.

Situation

Westward Ho! is a highly sought-after coastal village in North Devon, offering a good selection of local amenities, along with its renowned golden sandy Blue Flag beach, adjoining pebble ridge, and the Royal North Devon Golf Club.

A short drive away is the working port and market town of Bideford, situated on the banks of the River Torridge. It provides an excellent range of facilities, including schooling for all ages and a variety of leisure amenities. Appledore, a former fishing village with quaint narrow streets and a picturesque quay, is just a few minutes away by car.

Barnstaple, North Devon's regional centre, is easily accessible via the A39 North Devon Link Road and offers the area's main shopping, business, and commercial facilities. It also provides convenient access to the A361 and onwards to Junction 27 of the M5, connecting to the national motorway network.



Services

All Mains Services Available

Council Tax band

C

EPC Rating

C

Tenure

Freehold

Viewings

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