



TOTAL FLOOR AREA: 798 sq.ft. (74.1 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 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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Modern House Close to the Coast

16 Commodore Close, Westward Ho!, Bideford, Devon, EX39 1UR

Guide Price

£295,000

- Immaculately Presented Modern House
- 3 Bedrooms
- Level Walk to Village Amenities
- PVC Double Glazing
- Conservatory
- Owned Solar Panels
- Gas Radiator Central Heating
- Garage and Parking
- Must Be Viewed!

Looking to sell? Let us
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for free!

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or email bideford@phillipsland.com

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Room list:

Entrance Hall

Ground Floor WC

Living Room

4.57m maximum x 4.27m maximum (15'52 maximum x 14' maximum)

Conservatory

3.28m maximum x 2.51m (10'9" maximum x 8'3")

Kitchen

2.59m x 2.44m (8'6" x 8')

Bedroom 1

3.40m x 2.74m (11'2" x 9')

Bedroom 2

3.35m x 2.59m (11' x 8'6")

Bedroom 3

2.39m x 1.98m (7'10" x 6'6")

Shower Room

Tucked away in a quiet cul-de-sac, affording easy level access to the village amenities and sea front, is this modern semi-detached house, with accommodation on two storeys, which is very well presented to the market. The house boasts PVC double glazing, gas radiator central heating, and owned solar panels which derive a useful annual income. Ideally suited to provide an comfortable family residence, your early internal inspection is advised to avoid disappointment!

Briefly the accommodation provides a welcoming entrance hall with a WC off, a well equipped kitchen with ample storage and appliance space, a generous sized living room off of which is a superb conservatory overlooking the rear garden, whilst to the first floor are three bedrooms and a well appointed shower room, with an airing cupboard.

Westward Ho! is a very popular North Devon coastal village, with a number of bars and restaurants and local shops including a butchers, convenience stores, a baker and a post office, along with its golden sandy Blue Flag beach, adjoining the pebble ridge, and the Royal North Devon Golf Club. Just a short drive away is the working port and market town of Bideford, located on the banks of the River Torridge, with an excellent range of facilities including schooling for all ages, and a selection of leisure amenities. Appledore, a former fishing village with its quaint narrow streets and quay is just a few minutes away by car. Accessible via the A39/North Devon Link Road is North Devon's Regional Centre, which houses the areas main shopping business and commercial venues, where fast access is available via the A361 to Junction 27 of the M5, part of the National Motorway Network

Services

All Mains Services Available

Council Tax band

C

EPC Rating -

B

Tenure

Freehold

Viewings

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

