



**Directions**

From Bideford Quay proceed in an easterly direction out of the town towards Heywood Roundabout, the junction with the A39. At the roundabout, turn left and continue to a set of traffic lights, where you should turn right signposted for Westward Ho!. Continue along this road to a crossroads and turn left into Cornborough Road. Pass the Wain Homes development on your left and, shortly afterwards, turn right into Armada Way. Follow the road, where the property will be found on the left-hand side, identified by a For

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

**11 Armada Way**

Westward Ho!, Bideford, Devon EX39 1XB

Guide Price

**£415,000**

- 4 Bedroom Detached Family Home
- Modern Bathroom & Ensuite
- 2 Reception Rooms + Large Garden Room
- Popular Residential Location
- Parking & Converted Garage
- MUST BE VIEWED

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This attractive detached family home is quietly positioned within a desirable cul-de-sac in the popular coastal village of Westward Ho! Ideally located just a short walk from the South West Coast Path and the dramatic Kipling Tors, the property enjoys a peaceful setting while remaining close to the beach and local amenities. Offering spacious and well-balanced accommodation throughout, the home combines comfortable family living with the benefits of a superb coastal location.

The property is entered via a practical entrance porch, ideal for coats, boots and sandy shoes after a walk along the nearby coastline. This leads into a welcoming hallway with an elegant turning staircase rising to the first floor. The main living room is a bright and comfortable space, featuring a bay window that allows plenty of natural light to flood the room, along with a central fireplace that creates an attractive focal point. Double doors open into a separate dining room, providing a lovely space for entertaining or family meals. From here, the conservatory overlooks the rear garden and offers an additional reception area that can be enjoyed throughout the year. The kitchen is well fitted with a good range of units and integrated appliances, together with the benefit of a large walk-in pantry. A door provides direct access to the driveway and garage, making everyday use particularly convenient.

The staircase leads to a light and spacious landing, enhanced by a feature arched window. There are four generously sized double bedrooms, offering excellent flexibility for family living or guests. The main bedroom benefits from its own en-suite shower room. A recently refitted family bathroom serves the remaining bedrooms and has been finished with modern fittings and tiling. Additional storage is available within the loft space, which is partially boarded and accessed via a ladder.

The gardens have been well maintained and provide a pleasant outdoor space to enjoy. The rear garden is attractively arranged with raised beds, colourful planting and gravel pathways, creating a peaceful setting for relaxing or entertaining. The garage has been adapted with glazed French doors, providing a bright and versatile space that could be used as a workshop, studio or home office. To the front, the driveway offers off-road parking for at least two vehicles.

## Situation

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.

This well-presented home offers an excellent opportunity to enjoy spacious living in a highly sought-after coastal setting.



## Services

All mains connected.

## Council Tax band

E

## EPC Rating

C

## Tenure

Freehold

## Viewings

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

