



GALLEON WAY WEST WARD HO  
TOTAL FLOOR AREA: 752 sq.ft. (69.9 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the information contained here, measurements of rooms, windows, rooms and areas are approximate and no responsibility can be 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 condition can be given.  
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## Directions

From Bideford Quay, head North towards Northam and continue to Heywood Roundabout. Continue straight across to Northam and Westward Ho! and proceed without deviation on Heywood Road as the road descends and ascends back up the hill. Proceed straight ahead to Westward Ho! Continuing down the hill into Atlantic Way, passing the speed camera. Take the second right into Beach Road and at the bottom, turn right onto Golf Links Road. Take the second right to Kingsley Park. Continue to the end and turn left onto Galleon Way.

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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Call 01237 879797

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



Guide Price

**£275,000**

## An Immaculate Coastal Property

34 Galleon Way, Westward Ho!, Bideford, Devon, EX39 1UJ

- Modern End-Terraced Home
- PVC Double Glazing
- Allocated Parking
- No Onward Sales Chain!!
- Immaculately Presented Throughout
- Gas Central Heating
- Sea Glimpses
- 3 Bedrooms
- Newly built Conservatory
- Walking Distance To Village & Beach



## Room list:

### Entrance Hall

### Kitchen

2.71m x 2.46m (8'10" x 8'0")

### Lounge/Diner

4.66m x 4.29m (15'3" x 14'0" )

### Bedroom One

3.4m x 2.57m (11'1" x 8'5")

### Bedroom Two

3.34m x 2.43m (10'11" x 7'11")

### Bedroom Three

2.41m x 2.2 (7'10" x 7'2")

### Shower Room

2.3m max x 2.0m max (7'6" max x 6'6" max )

### Conservatory

3.00m x 2.44m (9'10" x 8')

## Overview

Phillips Smith and Dunn are delighted to bring to the market 34 Galleon Way - a modern immaculately presented end terraced 3 bedroomeed PVC double glazed and gas centrally heated 2 storey house, pleasantly set affording easy access into the village centre.

Briefly the accommodation comprises of entrance hall with a useful store cupboard and WC off, along with a staircase to the first floor accommodation. A light and airy lounge diner with an understairs cupboard gives access to the newly constructed conservatory, off PVC construction, and having electric heating. To the first floor are 3 bedrooms, and a shower room with a 3 piece suite. From the rear elevation, coastal glimpses are enjoyed out to sea.

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 Barnstaple, 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 connected

## Council Tax band

C

## EPC Rating

C

## Tenure

Freehold

## Viewings

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

