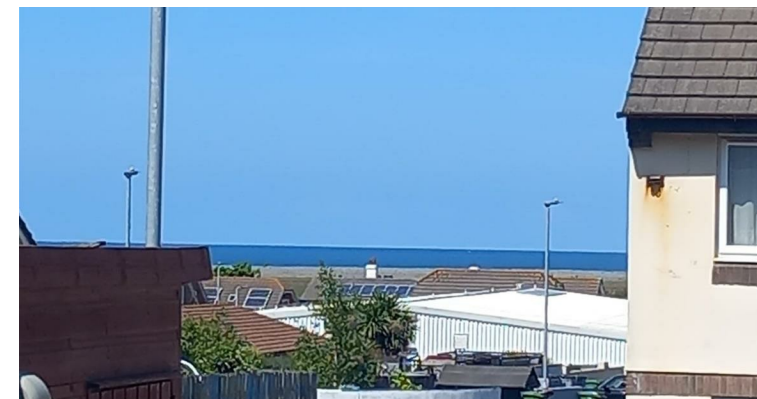




GALLEON WAY WEST WARD HO!  
TOTAL FLOOR AREA: 752 sq.ft. (69.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or 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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## An Immaculate Coastal Property

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

Guide Price

**£275,000**

- 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

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

Call 01237 879797

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

Phillips Smith and Dunn are delighted to bring to the market 34 Galleon Way - a modern immaculately presented end terraced 3 bedroomed 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



## Outside

To the front of the property is a designated parking facility, with additional unrestricted parking available adjacent to the house. The front and side garden areas are gravelled for ease of maintenance. A wooden side gate leads to the enclosed rear garden, which enjoys a south westerly aspect, and has an area of artificial grass, and a substantial wooden storage shed.



## 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')