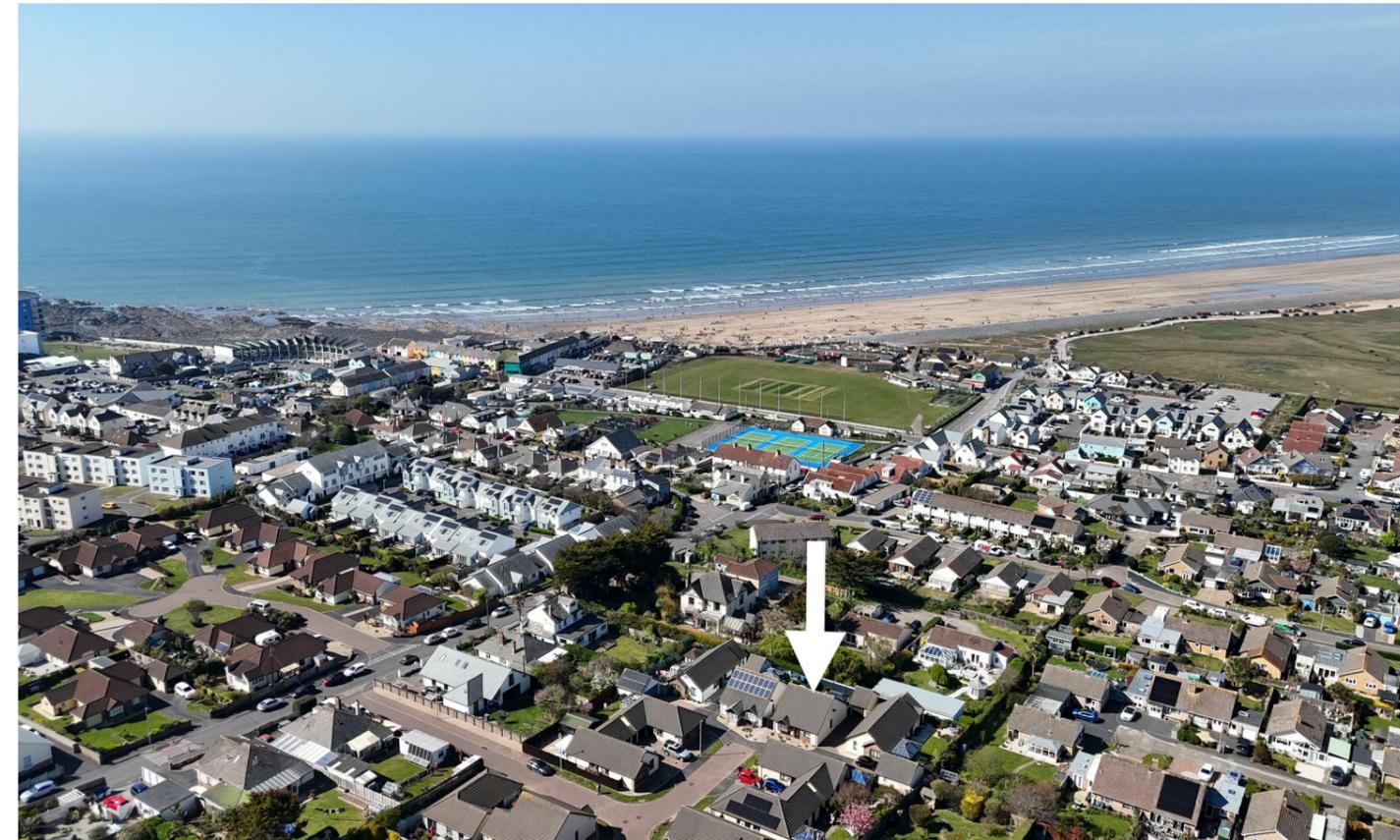




TOTAL FLOOR AREA: 871 sq.ft. (80.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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## 3 Bedroomed Coastal Bungalow

5 Pebble Close, Westward Ho, Bideford, EX39 1FD

Offers In Excess Of

**£350,000**

- Detached Bungalow
- PVC Double Glazing
- Gas Fired Radiator Central Heating
- Level Access to Village amenities
- Coastal Views.
- Sought After Location
- Conservatory
- Garage and Parking
- No Onward Sales Chain

### Directions

From Bideford quay front depart in an easterly direction as though out of the town. Upon reaching Heywood Road roundabout, being a junction with the A39, proceed straight across, and follow this road into Westward Ho!. Turn right into Avon Lane, and then turn right into Pebble Close, where number 5 is located in the left corner, and is identified by a for sale board.

**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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## Room list:

### Entrance Hall

### Lounge

4.11m maximum x 4.47m maximum  
(13'6" maximum x 14'8" maximum)

### Conservatory

2.82m x 2.57m (9'3" x 8'5")

### Kitchen/Diner

4.95m x 3.10m (16'3" x 10'2")

### Master Bedroom

3.45m x 2.97m (11'4" x 9'9")

### En-suite

### Bedroom 2

3.61m maximum x 2.69m (11'10"  
maximum x 8'10")

### Bedroom 3

2.69m x 2.06m (8'10" x 6'9")

### Bathroom

## Overview

Pebble Close is a small quiet development of bungalows located enjoying easy level access to the excellent facilities available within the village, including the 'Blue Flag' beach and Northam Burrows. Available to the market with no onward sales chain, Phillips Smith and Dunn as selling agents recommend an early internal inspection of this fine bungalow for anyone seeking such a property which is ideally suited as a comfortable family or retirement residence.

Briefly the double glazed and gas centrally heated accommodation comprises of a welcoming entrance hall, a cosy lounge with a conservatory off from where coastal views across rooftops are enjoyed, a well appointed kitchen/diner with integral appliances, and again enjoying coastal views, a master bedroom with fitted wardrobes and an en-suite shower room, 2 further bedrooms (one with fitted wardrobes), and a shower room. The bungalow stands on a level plot with a garage and additional parking

Westward Ho! is a very popular North Devon coastal village, with a good selection of local amenities, 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.

## Outside

To the front of the bungalow is a gravelled garden area for ease of maintenance with a paved access path. To the side of the bungalow is a SINGLE GARAGE with up and over door, power and lighting, and eaves storage with a brick paved parking area to the front. To each side of the property, wooden gates lead to the enclosed rear garden, which affords a high degree of privacy, and is laid to a paved patio area, lawn and flower borders, along with an external water tap.

AGENTS NOTE - The furnishings within the property are available by separate negotiation if so required.

## Services

All mains services available

## Council Tax band

D

## EPC Rating - TBA

C

## Tenure

Freehold

## Viewings

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

