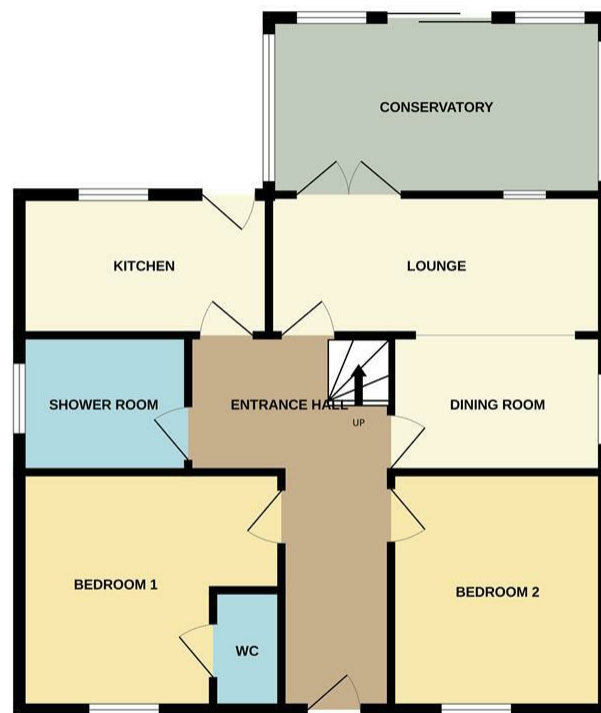
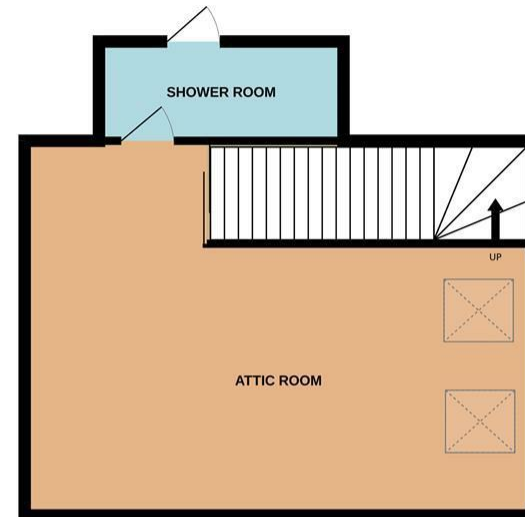


GROUND FLOOR
809 sq.ft. (75.2 sq.m.) approx.



FIRST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 1290 sq.ft. (119.8 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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11 The Fairways

Westward Ho!, Bideford, Devon EX39 1TQ

Guide Price

£395,000

- Modern Detached Bungalow
- Gas Radiator Central Heating
- Level Walk to Beach
- 2 Bedrooms + Attic Room
- Level Gardens
- Coastal Views
- PVC Double Glazing
- Single Garage and Parking
- No Onward Sales Chain

Directions

From Bideford Quay, proceed north out of the town along Kingsley Road, continuing straight ahead at Heywood Roundabout, following the signs for Westward Ho!. Upon entering the village, take the second right into Beach Road and continue to the end of the road. At the junction, turn right, then take the next right into The Ridgeway and The Fairways. Continue along and take the next right into The Fairways, bearing right at the end of the road. The property will be found in the bottom left-hand corner.

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

Call 01237 879797
or email 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/Diner**
5.49m max x 5.05m max
(18' max x 16'7" max)
 - Conservatory**
4.88m x 2.44m (16' x 8')
 - Kitchen**
3.71m x 2.03m (12'2" x 6'8")
 - Bedroom 1**
4.65m max x 3.20m max
(15'3" max x 10'6" max)
 - En-Suite WC**
 - Bedroom 2**
3.00m x 2.84m (9'10" x 9'4")
 - Shower Room**
 - Attic Room**
5.33m max x 4.22m max
(17'6" max x 13'10" max)
 - En - Suite Shower**

Situation

Westward Ho! is a highly sought-after coastal village in North Devon, offering a good selection of local amenities, along with its renowned golden sandy Blue Flag beach, adjoining pebble ridge, and the Royal North Devon Golf Club.

A short drive away is the working port and market town of Bideford, situated on the banks of the River Torridge. It provides an excellent range of facilities, including schooling for all ages and a variety of leisure amenities. Appledore, a former fishing village with quaint narrow streets and a picturesque quay, is just a few minutes away by car.

Barnstaple, North Devon's regional centre, is easily accessible via the A39 North Devon Link Road and offers the area's main shopping, business, and commercial facilities. It also provides convenient access to the A361 and onwards to Junction 27 of the M5, connecting to the national motorway network.

Services

All Mains Services Available

Council Tax band

C

EPC Rating

C

Tenure

Freehold

Viewings

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

