



## 72A Atlantic Way, Westward Ho, Bideford, EX39 1JG

Guide Price £595,000

- Ideal Main Residence/Holiday Let
- 4 Spacious Bedrooms
- Short Walk to Village & Beach
- Off-Road Parking
- Stunning Sea Views
- Open Plan Living
- NO CHAIN!
- Underfloor Heating



# 72A Atlantic Way, Westward Ho!

This is a unique opportunity to acquire this stunning detached four-bedroom townhouse, that occupies an elevated position and boasts tremendous coastal views over the iconic pebble ridge and out to sea. The sizable and well-planned accommodation is arranged over 4 floors and briefly comprises two double bedrooms, a shower room and utility on the ground floor, kitchen/breakfast room and lounge/diner on the first floor. The second floor offers the master bedroom with en-suite shower room and a separate family bathroom. On the third floor is the fourth bedroom and an additional games area/office. This property is sure to appeal and an early internal viewing is advised to avoid disappointment.



Council Tax Band: E



### Entrance Hall

23'8" x 3'1"

Welcomes you into the home.

### Bedroom 3

12'9" x 8'4"

A good sized double room with underfloor heating and a view to the front of the home.

### Bedroom 4

12'9" x 8'4"

A further good sized double room with underfloor heating and a view out onto the front home.

### Shower Room

5'4" x 4'9"

Fitted with a modern white suite comprising a large shower, low level WC and hand wash basin. With Tiled walls and a heated towel rail.

### Utility Room

9'2" x 4'7"

Benefitting from a range of modern units with space and plumbing for white goods.

### First Floor

#### Kitchen/Breakfast Room

10'7" x 10'4"

The kitchen has been fitted with a range of matching hand and eye level units. Benefitting from a built in oven and hob, dishwasher and fridge/freezer. Also with underfloor heating.

#### Lounge/Diner

17'1" x 12'9"

This stunning space offers french doors and picture windows that allow light to flood into the room, and take in the panoramic sea views over Westward Ho! Offering access out onto the balcony that takes in the breathtaking views. The feature woodburning stove makes this a great space all year round.

### Second Floor

#### Bedroom 1

17'0" x 12'10"

A large double room with views out over the village and out to the sea.

#### Ensuite Shower Room

7'5" x 3'11"

A three piece suite comprising large shower, low level WC and wash hand basin. With tiled walls and heated towel rail.

### Bathroom

11'5" x 5'2"

Fitted with a modern white suite comprising a bath with shower over, low level WC and hand wash basin. With tiled walls and heated towel rail.

### Half Landing

Providing access down to the private rear courtyard garden.

### Third Floor

#### Games Room

11'4" x 8'3"

A generously proportioned room with Velux windows and built in storage. Ideal as a games room, home office or additional bedroom space.

#### Bedroom 2

12'11" x 12'10"

A spacious double room with vaulted ceiling and unique window boasting breathtaking panoramic views.

### Outside

To the front of the property there is off road parking for multiple vehicles and steps up to is a front courtyard. To the rear is an easily maintained, courtyard garden which is private and enclosed. There is also an additional balcony which is accessed via the lounge/diner and takes in the ever changing coastal views.

### Services

All mains services connected. Gas fired central heating runs the mix of underfloor and radiators throughout the home.

### Viewings

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.

### Agents Notes

The owners have mentioned that furniture will be available for negotiation. Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998

### Holiday Let Potential

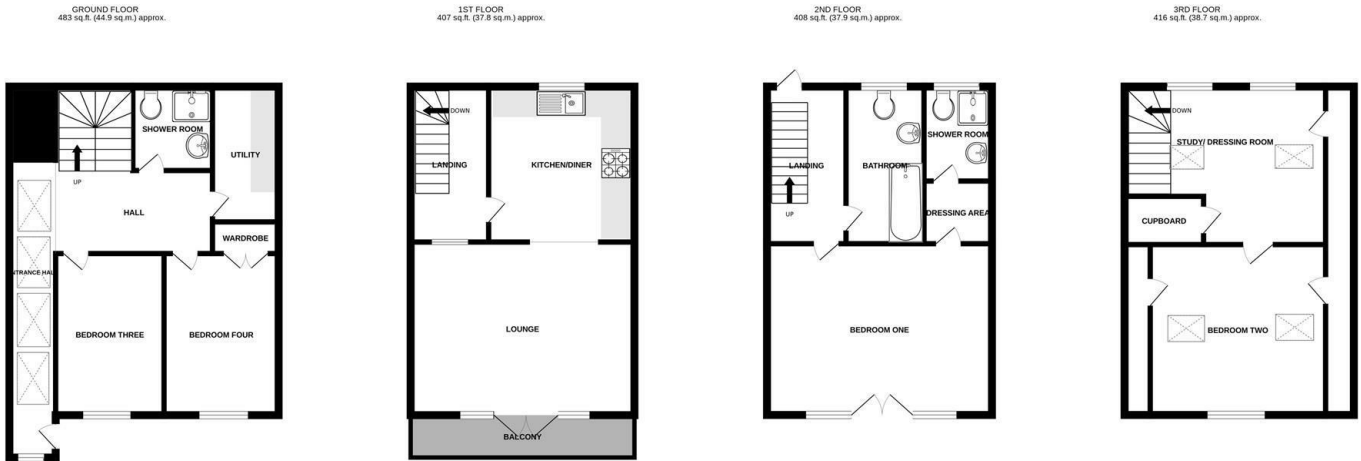
This cottage offers great potential as a holiday cottage, and award winning agents Holidaycottages.co.uk have put together information on how the property would perform, should potential buyers wish to holiday let. For information on the potential income the cottage could generate contact the Morris and Bott team to find out more.

## Directions

From our office on Bideford Quay head North towards Northam and Westward Ho!. Continue straight over Heywood roundabout and proceed without deviation for approximately 1 mile. Continue down the hill as the road bears left into Westward Ho! and onto Atlantic Way. The property will be found after a short distance on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 1715 sq.ft. (159.3 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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