



3 INGLEBROOK HEIGHTS,  
WESTWARD HO!, BIDEFORD, DEVON, EX39 1GU

*Exclusive Homes*  
£499,950

Ideally positioned to take full advantage of superb coastal views, Inglebrook Heights will be found perched above Atlantic Way, being one of 10 modern town houses built in 2014, situated within easy access of Westward Ho! beach.

No3 offers 1750sqft of comfortable accommodation arranged over 4 floors with each of the primary living spaces and the two main bedrooms being positioned to the rear of the property with balconies & timber decking enjoying the stunning vista across Westward Ho! & Northam Burrow out to Baggy Point.

The main living space is spread over the ground & lower ground floors; the lounge on the ground floor enjoys a dual aspect with French doors onto one of 3 balconies in total.

The lower ground floor provides a wonderful hub to the home, the kitchen/dining/family room offering a great area to relax or entertain with bi-fold doors providing a seamless connection to the outside space whilst a utility room to the opposite end provides a handy space for the everyday kitchen appliances.

Over the first & second floor are 4 double bedrooms – 2 of which benefit from private balconies & en-suites, the master also benefits from a dressing room. The family bathroom is situated on the first floor and comprises a white suite.

To the rear of the property, the garden will be found arranged over two manageable tiers with a timber decked seating area finished with glass & chrome balustrades whilst having useful storage beneath together with a further seating area on the lower tier being laid to stone chippings: a fantastic space to unwind after a day on the beach or along the nearby clifftops as the sun begins to set. Adjacent to the front of the property are two allocated parking spaces.





## LOCATION

Whether enjoying the long sandy beach and nearby rockpools or perfecting your game at England's oldest golf course, The Royal North Devon, life in Westward Ho! has something for everyone. Take in beautiful scenic walks along the South West Coast Path from Kipling Tors or enjoy some excellent food & drink at one of the many bars, restaurants & cafes in the village.

The Port & Market Town of Bideford is within 3 miles, offering a good range of both local & national shopping facilities together with a choice of schooling. The regional centre of North Devon, Barnstaple is within 11 miles, whilst the A39 link road provides access onto the motorway network via junction 27 of the M5.

## NEED TO KNOW

Services: All mains services are connected

Energy Performance Certificate: B (85)

Council Tax: BAND E (£2784.66 per annum)

Agents Note: There is a service charge of £390 paid twice yearly, towards the upkeep & maintenance of the communal areas and drive.

## DIRECTIONS

From Bideford Quay proceed towards Northam and Westward Ho! Passing over the Heywood Road roundabout. Continue into Westward Ho! on Atlantic Way and turn left onto Inglebrook Heights. Continue up the drive where the No3 will be seen on the right hand side, with the parking bays on the left. What3Words: studio.woods.simple





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