

# Exciting 5 Bed. Coastal Home, Sea Views

Sunset, 7 Roslyn Gardens, Westward Ho!, Bideford, EX39 1FP

Offers In The Region Of

£775,000



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# Exciting and Spacious 5 Bed. 3 Bathroom Coastal Home Overlooking the Bay

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An exciting and incredibly spacious modern 5 bedroomed home of some 200 sq m of accommodation ranged over 3 floors and in this most popular coastal village, quietly set and yet close to its renowned beach with the property having outstanding views along the famous Pebble Ridge, the beach, ocean and Northam Burrows County Park and across the Bay to Saunton in the far distance.

There are plenty of Café's, Restaurants and Inns in the village with more along the seafront in Appledore, a quaint fisherman's village with a range of amenities including a public slipway, cafes, restaurants, Post Office/ delicatessen, galleries, pubs, a hotel and a primary school.

The larger port and market town of Bideford is located 3 miles away and sits on the banks of the River Torridge and has a wider range of amenities with the regional centre of Barnstaple being approximately 11 miles away and offers all the area's main business, motorway access, train station, shopping and commercial venues. The North Devon Link Road is easily accessible with Exeter around 32 miles away and Tiverton just 50 minutes with Tiverton Parkway offering fast service trains to London Paddington in a further 2 hours.

In the area around there are good facilities with golf at the Royal North Devon Golf club at Westward Ho, Indoor swimming pool at Northam, Sailing in the port of Bideford or Instow with its beach, and the Tarka trail for virtually traffic free cycling and walking starting out of Bideford on the old railway line. There is easy access to the South West coastal path as it heads west along the cliffs at Greycliff, just outside the village towards Clovelly.

# DETAILS

Set off a quiet cul-de-sac of a dozen or so similar properties, some detached and some semi-detached, just off the road that runs from the Westward Ho! seafront down past the Piers House restaurant, the haunted house, Seafield, and on to the south-west coastal path running along Greencliff near Abbotsham.

This property has accommodation ranged over 3 floors with to its front 2 off-road parking spaces, a small grassed area and an up and over door to the integral garage and a gate to either side that leads to the rear.

The first floor has an ensuite master bedroom with a balcony, taking advantage of the views to the front and away to the beach and ocean.

The second floor is devoted to an open plan living room with sliding doors opening on to a balcony again taking the fullest advantage of the coastal views

Council tax - Band F but currently business rated.

EPC = Band B

Services - All mains connected, gas heating to radiators throughout.

## VIEWING

By appointment through our  
**Phillips, Smith & Dunn Barnstaple office-**



## Ground Floor

Approaching the front from the cul de sac there is off road car parking for 2 and small grassed areas with path up to the

### Entrance Door and Entrance Hall

Large built in cupboard for storage, staircase rises to first floor landing with footlights, door to

### Integral Garage 5.87m x 2.95m (19'3" x 9'8")

Currently used as a games room with electric up and over door to front. Electric power and light

### Shower Room 2.13m x 1.60m (7' x 5'3")

Large walk in shower, 1.376m, with drench head and separate hand held shower. low level wc, vanity hand basin.

### Utility Room 1.60m x 1.57m (5'3" x 5'2")

Worktops with stainless sink unit, space for washing machine and drier. storage space.

### Bedroom 4 3.96m x 3.18m (13' x 10'5")

Doors to outside

### Bedroom 5 3.96m x 2.97m (13' x 9'9")

Window over rear courtyard





## First Floor

Landing serving all rooms. Stairs rising to second floor with footlights

### Master Bedroom 6.30m x 4.04m (20'8" x 13'3")

A large light room overlooking the sea view with wall to wall with sliding doors to a shallow balcony

### En Suite Shower Room 2.39m x 1.45m (7'10" x 4'9")

Walk in shower with drench head and hand held shower, vanity hand basin, vanity cupboard, low level wc, vented.

### Family Bathroom 2.34m x 1.78m (7'8" x 5'10")

Panelled bath, with shower over, low level wc, vanity hand basin, mirror.

### Bedroom 2 5.16m x 2.97m (16'11" x 9'9")

### Bedroom 3 3.99m x 3.18m (13'1" x 10'5")

With double french doors leading to the raised rear garden

## Top Floor

### Open Plan Living Room 10.06m x 6.30m (33 x 20'8")

A stunning light and bright open plan room with full width glazed doors opening onto a balcony taking in the views. To the other end a tasteful fitted kitchen with extensive worktops, on 2 elevations with drawers and cupboards, inset double oven, electric hob, with extractor hood over, dishwasher. Free standing breakfast bar.

### Balcony 6.3 x 2.13 (20'8" x 6'11")

With lovely views over the pebble ridge, the ocean, and away to Saunton Sands Hotel in the distance over the Bay.





## DIRECTIONS

Approaching Bideford on the A39, as though from Barnstaple, pass over the new bridge and at the first roundabout, Heywood Road Roundabout, take the third exit onto the A386, as though towards Appledore and Northam. Proceed along the road, ignoring the turns to Appledore and Northam, and continue on into Westward Ho! After about one and a half miles, you will pass by the Kingsley Hall, to the right-hand side of the road, and a Church to the left. Keep to the left, and after 100 yards, take the right turn into Merley Road. After a few hundred yards, turn left into Roslyn Gardens and find number 7. Using what3words free app for mobiles use the 3 words [///taker.dwell.thank](https://www.what3words.com/#!/en/0G4G-0G4G-0G4G)



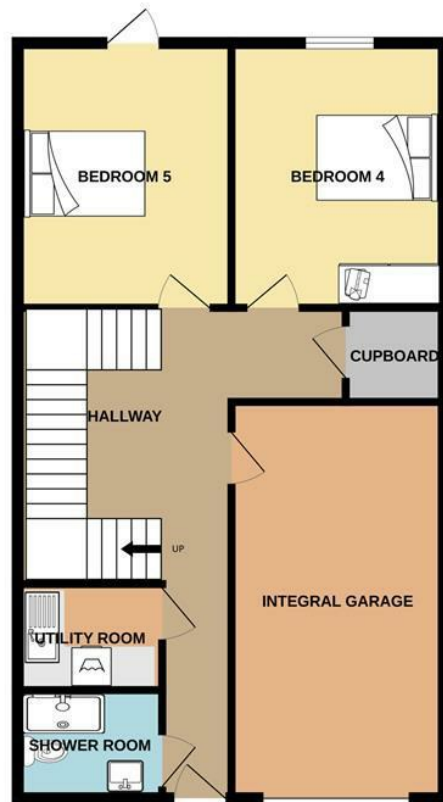
## VIEWING

By appointment through  
**Phillips, Smith & Dunn**  
Barnstaple Office  
**01271 327878** Out of hours  
**Michael Challacombe 07970 445204**

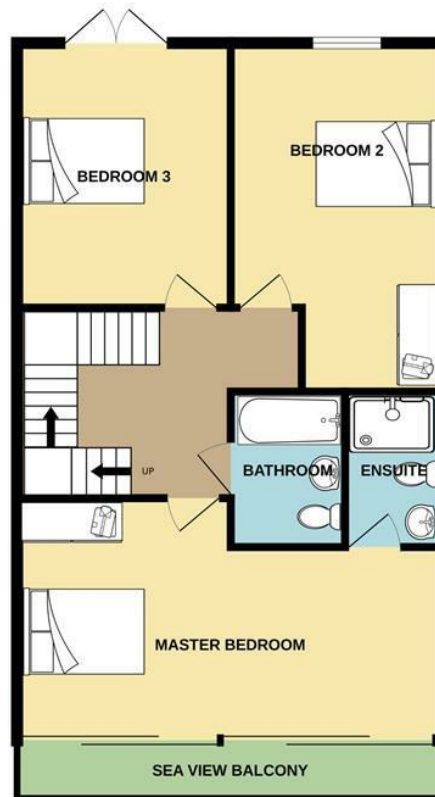




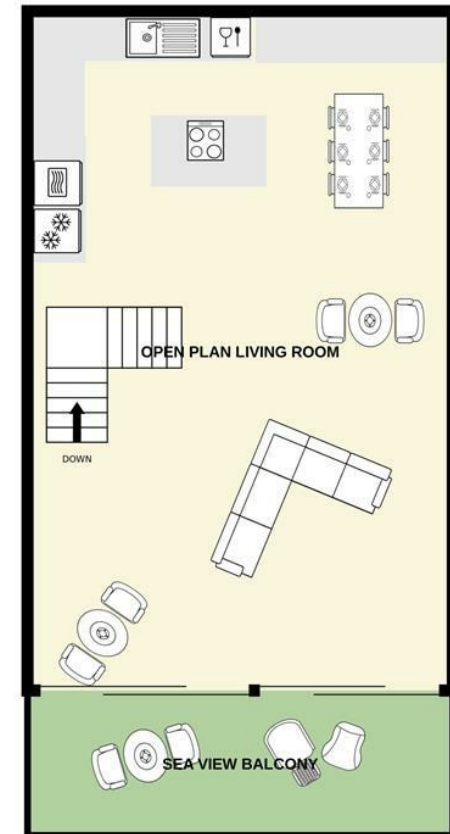
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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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