



**“The Tors”, 33 Atlanta View**  
Westward Ho! | North Devon | EX39 1WG

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### 33 Atlanta View

Breath-taking golden sunsets and the glorious sandy beach on your doorstep, this impressive detached home enjoys an idyllic coastal vista and offers the perfect seaside lifestyle in North Devon. Recently constructed c.2022, the property is stylishly and immaculately presented throughout, enjoying well-planned, open-plan accommodation that is flooded with natural light. Outside has the "WOW" factor too - commanding a sun-soaked South-West facing garden and a generous roof terrace enjoying far-reaching views of the sea - the perfect place to watch the sun go down. Also providing ample off-road parking and a large garage - ideal for surfboards, bikes and golf clubs - the property offers practicality without compromise. This isn't just a home, it's a blissful coastal retreat, perfect for couples, families and those looking for a change of scenery and coastal charm in North Devon.

Commanding arguably one of the best positions within this stylish, recently constructed development, the property is perfectly-placed just a short stroll from RND Golf Club and within a level walk of the village and glorious sandy beach.

Westward Ho!, named after the famous novel by Charles Kingsley, stands as a unique seaside village on the North Devon coast. Renowned for its expansive sandy beach stretching for over two miles and backed by the pebble ridge, it is regularly awarded "blue flag" status and is a haven for families, surfers and holiday makers alike. The village offers local shops and convenience stores, along with a number of café's, pubs and restaurants and The Royal North Devon Golf Course - one of the oldest links courses in England. With stunning coastal walks, panoramic views, and a vibrant atmosphere, Westward Ho! is one of North Devon's choice coastal locations, along with the nearby villages of Appledore, offering a rich maritime history, and Instow, a popular tourist hotspot.

The port town of Bideford provides a wider range of facilities including a number of locally owned and operated shops and bistros, banks, a post office, secondary schooling and supermarket shopping. From here, the A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South. The A39 links up with the A361 to Tiverton, where there is a direct rail connection to London Paddington.

To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

**TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919**





## STEP INSIDE

Step inside and feel instantly at home. The property opens to a spacious and inviting entrance hall that flows seamlessly into the bright and airy, open-plan living space that stretches to an impressive 30 feet - ideal for entertaining, or simply relaxing with the doors open at the rear to catch the sea breeze. The lounge area is found at the front of the home, with an attractive media wall and even a "doggy den" for your four-legged friends. The heart of the home is the sleek modern kitchen, found at the rear and fitted with a range of solid worktops and a breakfast bar with stylish LED underlighting - because every beachside brunch or post-surf dinner deserves the right setting. The kitchen provides an inset sink & drainer unit and an instant hot water tap, along with built-in appliances including an oven, microwave combi and induction hob with extractor over, fridge/freezer and a dishwasher. The kitchen is also open with the dining space, with useful understairs storage and double doors onto the sunny South-West facing garden.

Tucked away for convenience is a practical utility room - fitted with a sink, useful storage and space & plumbing for a washing machine and tumble dryer, a convenient cloakroom off the hallway is fitted with a low-level W.C and wash basin with vanity unit below, and there is direct access from the house to the integral garage - the perfect space for storing surfboards, golf clubs and beach gear.

A thoughtfully-constructed staircase with glass balustrading, allowing the light to flow through, rises to the first floor where there are 3 generous bedrooms and a well-appointed shower room. The principal suite is found at the front of the home and features an ensuite shower room - fitted with a large shower, low-level W.C, wash basin with a vanity unit below and a heated towel rail. Two further bedrooms, both comfortable doubles, are found at the rear of the home and enjoy an open view over the garden and adjacent green space. The third bedroom could also be utilised as a dressing room or home office. A modern shower room completes the accommodation, and is fitted with a large walk-in shower, low-level W.C, a wash basin with vanity unit below and a heated towel rail. In addition, there is a wonderful roof terrace, which has power and has even been re-enforced to cater for a hot tub, enjoying a South-facing aspect and far-reaching views to the sea.

Whether relocating for a lifestyle change, retiring in style, or making this a dream family home by the sea, the property delivers space, style, and an unbeatable coastal vibe.

## OUTSIDE & PARKING

The property is approached by a generous driveway that offers ample off-road parking for multiple vehicles - ideal for friends & family visiting for weekends by the sea. There is automatic sensor lighting for early starts or arriving home in the evening, and a spacious garage with an electric roller door, light & power connected, and a useful personal door at the rear. There is access at the side of the home to the sun-soaked, South-West facing rear garden, where there is a large patio area - inviting al fresco dining and sunset drinks - a level lawn that offers space for kids to play and pets to roam, and raised beds allowing fruit and veg to thrive - ideal for those with "green fingers". Commanding a larger than average plot and backing onto open green space too, the home enjoys one of the most enviable positions on the development.



**VIEWINGS**

By appointment only with the sole selling agent.

**NORTH DEVON**

Where the rugged coastline meets rolling countryside. With its charming villages, nestled among lush green landscapes, and renowned beaches attracting surfers and sun-seekers alike, North Devon offers an unparalleled lifestyle. Whether you're drawn to the vibrant culture, the tranquil beauty, or the rich maritime heritage, there's something for everyone. With a diverse range of properties, from quaint cottages and luxury coastal homes to grand country estates, North Devon promises not just a place to live, but a way of life.







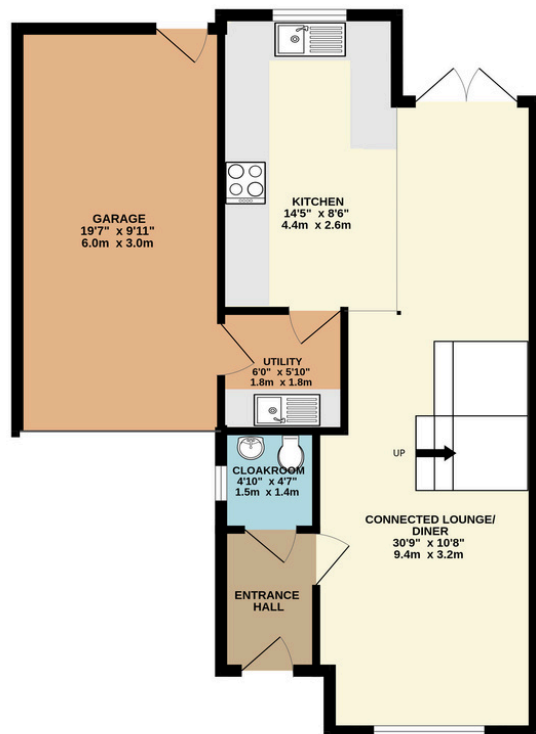
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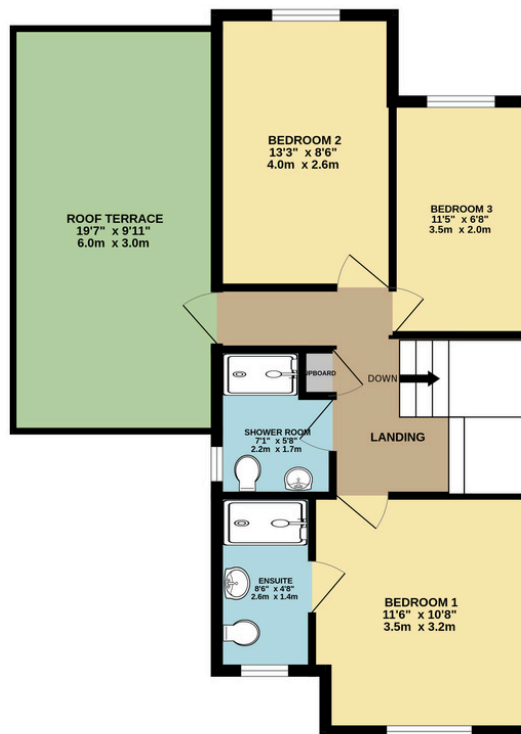




GROUND FLOOR  
683 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR  
488 sq.ft. (45.4 sq.m.) approx.



THE TORS, ATLANTA VIEW, WESTWARD HO!

TOTAL FLOOR AREA : 1171 sq.ft. (108.8 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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- **Services:** Mains Gas, Electricity, Water & Drainage.
- **Additional Features:** Remainder of 10 Year Build Warranty
- **Tenure:** Freehold
- **EPC:** B
- **Council Tax:** D
- **Local Authority:** Torridge District Council
- **Sellers Position:** Motivated - actively seeking their next home.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 94 A      |
| 81-91 | B             | 83 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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