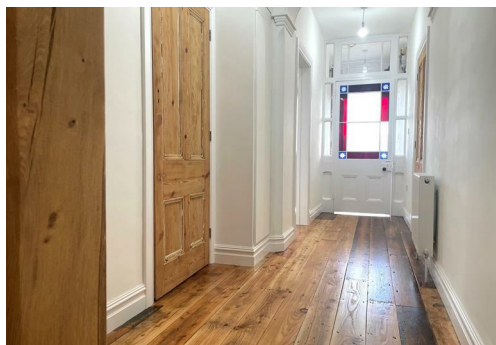




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60 Atlantic Way

60, Atlantic Way, Westward Ho!, Bideford, Devon EX39 1JG



### Situation

60 Atlantic Way benefits from an elevated position with distant sea views, located in the extremely popular coastal village resort of Westward Ho! A favoured destination for surfers, and water sports enthusiasts, Westward Ho! is renowned for its consistent surf and its beautiful, award winning, 2-mile long, 'Blue Flag' sandy beach, famously backed by its unique, natural pebble ridge, The Northam Burrows Country Park (Site of Special Scientific Interest) and Royal North Devon Golf Club (the oldest golf course in England) are both located on the peninsula. The village hosts a large and diverse range of amenities including; two supermarkets, independent and artisan shops and an extensive choice of establishments of restaurants, pubs & cafes.

The port town of Bideford extends a wider range of facilities; including; a large assortment of shops, banks, pubs/restaurants/cafes and schooling for all ages (public and private), several supermarkets and a retail complex. The coastal resorts of Appledore and Instow are close by and offer a mixture of sandy beaches, fine pubs/restaurants and a historic quay amongst other amenities and attractions. The A39/North Devon Link Road (1 mile) provides brisk passage in/out of the area, to the regional centre of Barnstaple (11 miles) and M5 motorway Tiverton Parkway train station (London Paddington 1h 57m).

### Description

60 Atlantic Way is a spacious, ground floor apartment offering adaptable accommodation. Renovations to the apartment have only recently been completed and the property has been finished to a high standard. The large living room with sea views and the kitchen/dining room are complemented by two double bedrooms, the accommodation is 1,071sqft in total. Outside there are low-maintenance gardens, front and back, and unrestricted parking is available outside. With the beach only a stones throw away, the apartment could make a perfect home, beachside-bolthole or holiday let opportunity. The property is available for immediate occupation and with no onward chain.

### Accommodation

The part glazed front door opens into the ENTRANCE HALL and exceptionally large HALLWAY with doors to all accommodation. The spacious LIVING ROOM (4.12 x 3.70m) has a large bay window, with views towards Bideford Bay and large open fireplace which could accommodate a log burner, with wooden mantle and surround. The KITCHEN & DINING ROOM (4.49 x 4.04m) is fitted with a comprehensive and stylish range of light units with quartz worktop over, space for range

cooker with fitted extractor hood over and further space for appliances and white goods. The room allows plenty of space for a dining table and/or island/breakfast bar, dependent of preference, with a further door to the courtyard garden at the back. The UTILITY / PANTRY / OFFICE has space/plumbing for white goods and storage. The MASTER BEDROOM (4.49 x 4.17) with large bay window allows far-reaching views, with open fireplace, wooden mantle and surround. BEDROOM 2 (3.92 x 3.17m) is a well-proportioned double room. The FAMILY BATHROOM is fitted with a white suite, comprising; bath/shower over, basin, WC and a new wall-mounted combi-boiler.

### Outside

Elevated above the road, steps lead-up to the front of the property, with a small gravelled courtyard, with low fence, offering a perfect area for seating, the open aspect allowing sunsets to be enjoyed. At the back of the property there is a sheltered courtyard and gravel path to a further courtyard behind bedroom 2.

### Services & Additional Information

All mains services are currently connected. Gas central heating via radiators. The property has the benefit of uPVC double glazing throughout (except front door). Mobile Phone coverage at the address is not currently available (Ofcom) but results for the neighbouring property (No.58) are as follows: Major providers: EE - Good / o2 - Good / Three - Good/Variable / Vodafone - Good (Ofcom). Please check with chosen provider. Broadband availability: 'Standard' 'Superfast' 'Ultrafast' is available (Ofcom) Please check with chosen provider

### Viewings

Strictly by confirmed prior appointment please, through the sole selling agents, Stags on 01237 425 030.

### Directions

If approaching from The A39 (North Devon Link Rd), at Heyward Rd roundabout, turn towards Northam/Appledore/Westward Ho! onto the A386 becoming the B3236, follow this road through Northam, for approx. 0.9 miles, when you will enter Westward Ho! (signed on the right), continue for approx. 0.3 miles and the property will be found on the left, with Stags 'For Sale' board clearly displayed. Unrestricted parking is available on road outside the property. Postcode: EX39 1JG (Not to be relied upon). What3words://jolly.salt.voice

A short walk to the Coast & Amenities  
Bideford Quay 2 miles Barnstaple 10 miles

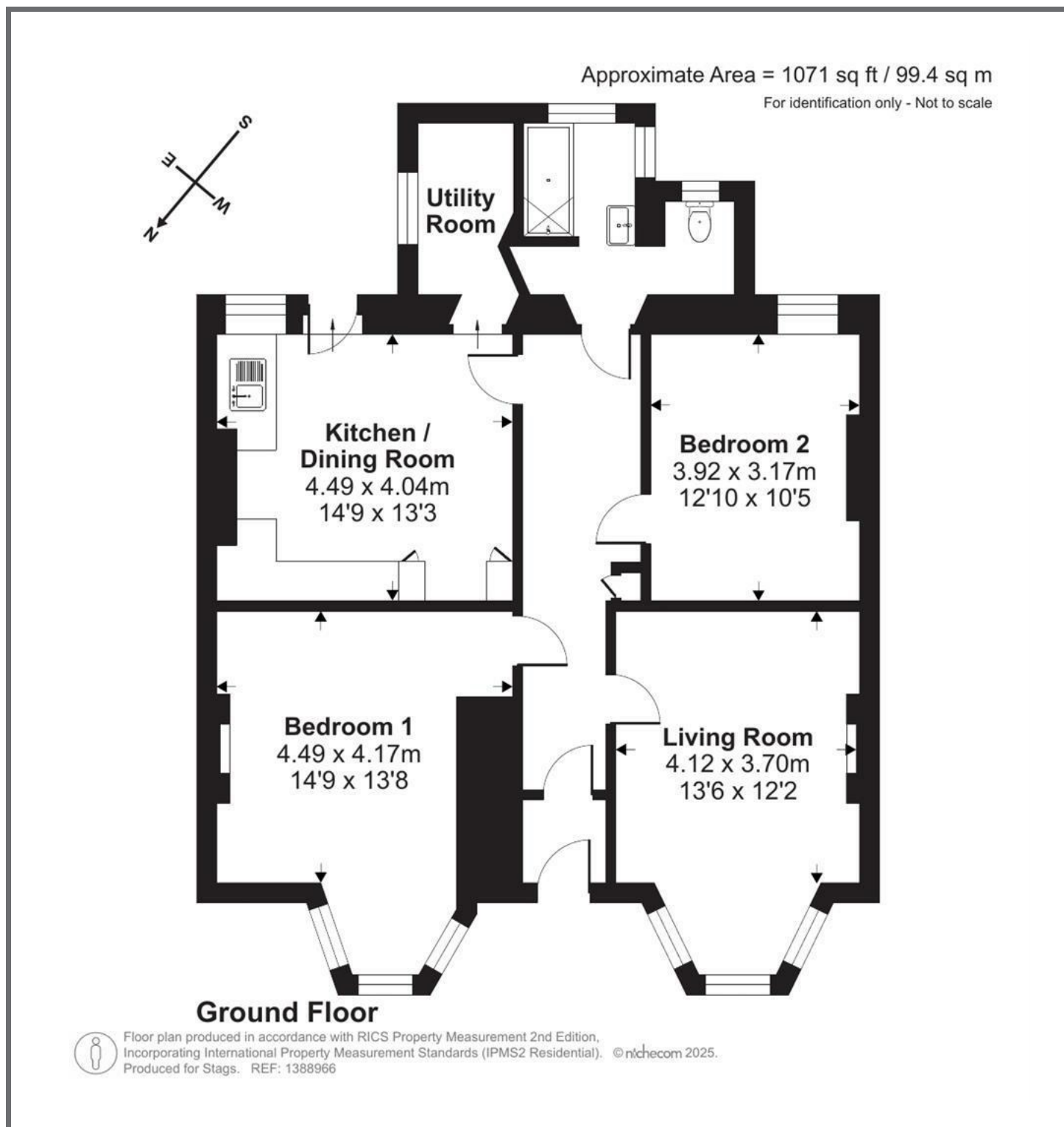
Newly-renovated 2 bed apartment in the popular seaside village of Westward Ho!  
Within walking distance of the long sandy beach. EPC Band 'C'

- New & Complete Renovation
- Short Walk to Beach
- Sea Views
- 2 Double Bedrooms
- Living Room
- Kitchen & Dining Room
- Utility Room / Pantry / Office
- Front & Back Gardens
- Leasehold
- Council Tax Band 'TBC'

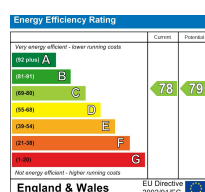
Guide Price £275,000







IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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