



The Torrs  
33 Atlanta View, Westward Ho! Devon EX39 1WG

Price Guide £550,000

A stunning nearly new detached 3-bedroom house located in the desirable Atlanta View, Westward Ho! designed to optimise space and boasts many additional extras, it offers a superb airy kitchen/diner & lounge with a feature of the staircase, separate utility & cloakroom with an integral garage. On the first floor there are 2 generously sized bedrooms and a further spacious master bedroom with en-suite shower room plus a further family shower room. There is a stunning roof terrace accessed from the first floor – perfectly positioned to watch the sunset. The plot and gardens are a real attraction with a 'pick of the plots' larger than average plot with generous patio & lawn plus a front driveway with automatic sensor lighting that can accommodate upto 4 vehicles.

Built in 2022 to a high specification, this property is a true gem in a new development close to the burrows and RND golf course. Book a viewing today and envision yourself living in this beautiful home in Westward Ho!

The house makes for a wonderful family home as well as a prime holiday letting opportunity/second home within a walk of the sea.



Westward Ho! is a popular seaside resort famous for its pebble ridge and long promenade, along with approximately three miles of lovely sandy beach. Behind the pebble ridge lays Northam Burrows Country Park, and The Royal North Devon Golf Club. Local amenities in the centre of Westward Ho! offer a good range of shopping facilities, restaurants, cafés and public houses. A regular bus service runs to the port and market town of Bideford (approx. 2 miles).

**Outside:** To the front there is a large brick paviour driveway with ample parking for upto 4 vehicles, side access on both side to the rear garden which has a lovely spacious paved patio with space for dining, sunbathing, power points and space for hut tub. There is also a very neat lawn. The plot was a 'pick' for the current owners for its generous larger than average size also with a lovely and private south westerly aspect. Accessed internally from the first floor is a reinforced roof sun terrace that enjoys a lovely aspect and accommodates the weight of a hot tub.

**Services:** All mains' services connected, Gas CH & Aluminium DG.

**Energy Performance Certificate: B**

**Council Tax Banding: E**

**Directions:** From the Heywood A39 roundabout continue towards Westward Ho! passing the Appledore turning taking the next right signposted Northam. Follow Fore Street down the hill to the village centre, turn right and immediately bear left into Sandymere Road. Continue down this road and turn left into Golf Links Rd. Pass the RND Golf Club on the right and at the new roundabout turn left and 1<sup>st</sup> left again into Atlanta View and The Torrs can be found by following the road left and clockwise until its found on the right hand side.





Invicta House, The Pill, Bideford,  
Devon EX39 2PS

t: 01237 476544

f: 01237 422722

e: [bideford@hardingresidential.com](mailto:bideford@hardingresidential.com)

[www.hardingresidential.com](http://www.hardingresidential.com)



Approximate total area<sup>(1)</sup>

103.93 m<sup>2</sup>  
1118.7 ft<sup>2</sup>

Balconies and terraces

20.72 m<sup>2</sup>  
223.03 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only

Calculations are based on RICS IPMS standard.

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**MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

HB95 Ravensworth 01670 713330

