



4 Roslyn Gardens
Merley Road, Westward Ho! Devon EX39 1FP

Price Guide: £725,000

This stunning sea facing town house offers a perfect blend of modern living and coastal charm. Built in 2020, this three-storey property boasts an impressive 1,948 square feet of well-designed space, making it an ideal family residence or a luxurious retreat. The property features four generously sized bedrooms, providing ample space for family and guests alike. One of the standout features of this home is the top floor balcony, where you can enjoy breathtaking beach and sea views. The modern design throughout the property enhances the sense of space and light, creating a welcoming atmosphere.

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) where a wide range of shopping, banking and recreational facilities can be found.



Specifications:

General Features: Remainder of a 10 year LABC Guarantee – Gas fired Central Heating – Powder Coated Aluminium DG Windows & Sliding Doors – Stone, Render & Standing Seam Exterior Finish

Kitchen: Built-in Appliances – Hob with integral extractor, combination/microwave oven, full height fridge, separate freezer, dishwasher, high gloss floor and eye Level units.

Outside: The property enjoys various outside areas that include 2 attractive glass framed balconies from the Living room and Main Bedroom with superb sea views, a low-maintenance and secluded patio/storage area at the lower ground floor. The front offers off-road parking for at least 2 vehicles plus the **INTEGRAL GARAGE** with electric roller door.

Services: All main services connected, Gas CH & Aluminium DG.

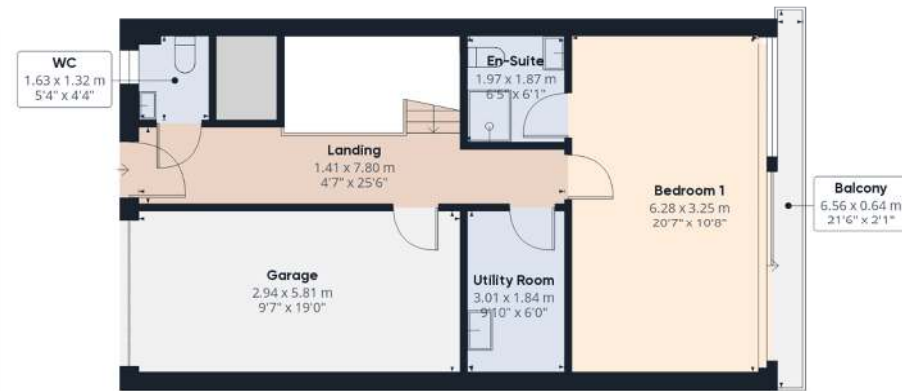
Energy Performance Certificate: B
Council Tax Banding: E

Directions: From Bideford proceed out of the town past Morrisons towards Heywood roundabout on the A39. Proceed over the roundabout, continue along this road (Atlantic Way) into Westward Ho!, join the one way system and bear left. Pass Ocean Park apartments and take the first right into Merley Rd and the entrance to Roslyn Gardens will be seen on the left approximately 150 yards along.





Floor 0



Floor 1

Approximate total area⁽¹⁾

184.96 m²

1990.91 ft²

Balconies and terraces

19.21 m²

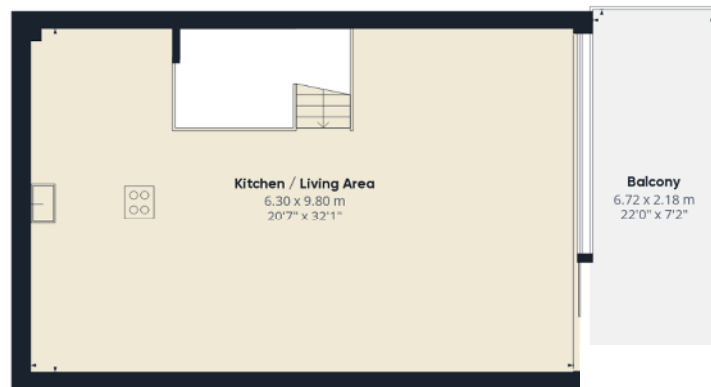
206.77 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 2

