



7 Roslyn Gardens

Merley Road, Westward Ho! Devon EX39 1FP

Price Guide £735,000

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ESTATE AGENTS & VALUERS

An extremely impressive contemporary detached property, in what would be regarded as one of the best positions in this small development, benefitting from a larger plot and extra parking. This property is exceptionally well positioned offering some spectacular views of the North Devon Coast - with 4/5 generous bedrooms and a superb modern open-plan kitchen/lounge/dining space with terrace and panoramic views. There is a south facing rear garden, garage with driveway. The property makes a stunning home, metres from the coastline or a lucrative holiday investment.

Roslyn Gardens built in 2020, is a small development of luxury properties superbly situated at the base of the famous Kipling Tors with direct access to the coast path and 5/10 minutes' walk from the village centre.

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 (8.5 years approx.) – Gas fired Central Heating – Powder Coated Aluminium Windows & Sliding Doors – Stone, Render & Standing Seam Exterior Finish

Kitchen: Built-in Appliances – Hob with Integral Extractor, Combination/Microwave Oven, Warming Drawer, Full Height Fridge, Separate Freezer, Dishwasher, Wine Cooler – High Gloss Floor and Eye Level Units

Bathroom/En-Suite: Fitted White Suites – Part Tiled Walls – Chrome Heated Towel Rail

Utility: Worktop, sink and plumbing for appliances

Outside: The property enjoys various outside areas that include 2 attractive glass framed balconies from the Lounge and Main Bedroom with superb sea views, a low-maintenance south-facing rear garden on first floor level and a secluded patio at ground floor. The front offers off-road parking for at least 2 vehicles plus the **INTEGRAL GARAGE** with electric roller door, cupboard housing gas boiler.

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

Energy Performance Certificate: B

Council Tax Banding: F

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.



Measurements

Total 184 sqm / 1988 sqft approx

Kitchen/Lounge/Diner

9.75m x 6.30m (31'11" x 20'8")

Bedroom 1

6.28m x 3.40m (20'7" x 11'1")

En-Suite

2.34m x 1.47m (7'8" x 4'10")

Bedroom 2

5.12 x 2.95m (16'9" x 9'8")

Bedroom 3
3.96m x 3.18m (12'11 x 10'5)

Bathroom
2.36m x 1.78m (7'9 x 5'10)

Bedroom 4
3.94m x 3.17m (12'11 x 10'4)

Bedroom 5
3.92m x 2.95m (12'10 x 9'8)

Shower room Ground Floor
2.41m x 1.83m (7'10 x 6')

Integral Garage
5.82m x 2.92m (19'1 x 9'6)



Floor 0



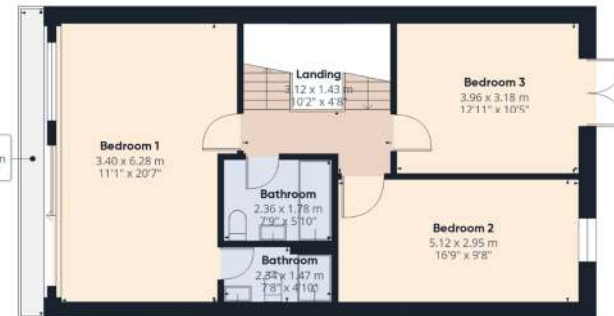
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Floor 1



Approximate total area^m

184.4 m²

1988 ft²

Balconies and terraces

18.6 m²

200 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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.

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