



16 Atlanta View
Westward Ho! Devon EX39 1WG

Price Guide: £365,000

A stunning, nearly new end of terrace 3-bedroom house located in this highly desirable development in Westward Ho! designed to optimise space and boasts many additional extras. This home offers a superb airy kitchen/diner – with a superb choice of units and stone worktops & a welcoming lounge plus a separate utility and cloakroom. On the first floor there are 2 extremely good sized bedrooms – fitted with wardrobes, the master with an en-suite shower room plus a generous third bedroom and a family bathroom.

Built in 2022 to a high specification, this property is a true gem in a new development only a short and flat stroll to the burrows, RND golf course and the village centre. 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.



Outside: The garden is accessible through the property's kitchen diner space via French doors. The garden is a mixture of lovely stone patio and lawn with some lovely areas to sit, eat and enjoy the sunshine. There is side access to the driveway and a garden shed.

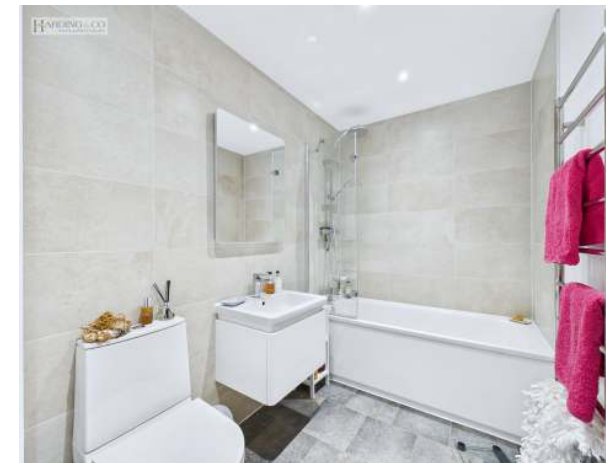
To the front of the property is its driveway with off road parking, enough for two vehicles.

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

Energy Performance Certificate: B

Council Tax Banding: C

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 1st left again into Atlanta View.





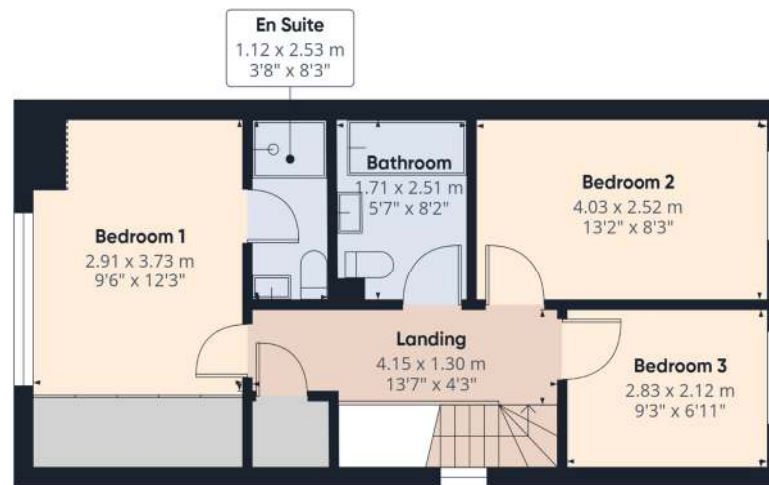
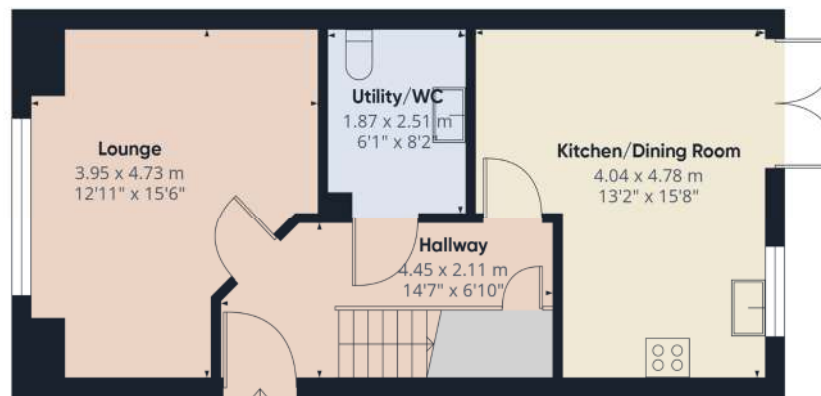
Invicta House, The Pill, Bideford,
Devon EX39 2PS

t: 01237 476544

f: 01237 422722

e: bideford@hardingresidential.com

www.hardingresidential.com



Approximate total area¹

88.8 m²

957 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

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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

