



## 3 Atlanta View

Westward Ho! | EX39 1WG

JAMES FLETCHER

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### 3 Atlanta View

Perfectly-positioned within this stylish new development, this impressive detached coastal bungalow enjoys contemporary single-storey living, just a short stroll from RND Golf Club, Northam Burrows Country Park and Westward Ho! beach. Recently constructed circa. 2022 to a high specification, this thoughtfully-designed home offers generous open-plan living with sleek finishes, all immaculately presented throughout, along with off-road parking, a large garage and easy wraparound gardens. Balancing modern style with practical convenience and enjoying golden sunsets, this wonderful residence is perfect for those seeking their next chapter on the stunning North Devon coast. Sold with no onward chain!

Well-placed on this stylish new development, the property is just a short level stroll from RND Golf Club, the beach and everything Westward Ho! has to offer. Westward Ho!, named after the famous novel by Charles Kingsley, stands as a unique seaside village on the North Devon coast. Renowned for its expansive sandy beach stretching for over two miles and backed by the pebble ridge, it is regularly awarded "blue flag" status and is a haven for families, surfers and holiday makers alike. The village offers local shops and convenience stores, along with a number of café's, pubs and restaurants and The Royal North Devon Golf Course - one of the oldest links courses in England. With stunning coastal walks, panoramic views, and a vibrant atmosphere, Westward Ho! is one of North Devon's choice coastal locations, along with the nearby villages of Appledore, offering a rich maritime history, and Instow, a popular tourist hotspot.

The port town of Bideford provides a wider range of facilities including a number of locally owned and operated shops and bistros, banks, a post office, secondary schooling and supermarket shopping. From here, the A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South. The A39 links up with the A361 to Tiverton, where there is a direct rail connection to London Paddington.

To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

**TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919**



## THE FIRST IMPRESSION

With clean lines and a sleek finish, this impressive home perfectly combines modern living with a wonderful coastal lifestyle.

## STEP INSIDE

Stepping inside, the property opens to an inviting entrance hall, providing useful storage and seamlessly connecting the accommodation. The heart of the home is the generous open-plan living space at the rear, combining a spacious kitchen, a cosy lounge area and practical dining area, this magnificent space also opens onto the garden - creating a seamless transition from inside to outside in the summer months. Beautifully proportioned and flooded with natural light, the kitchen has been stylishly-fitted with a range of solid work surfaces comprising an inset sink and drainer with drawers and cupboards below and matching wall-units over, built-in appliances including a double oven and hob with extractor over, a fridge/freezer, and a dishwasher, along with a breakfast bar for informal dining too. Impressive in size, the lounge and dining area complete the living area without feeling crowded - creating a wonderful social space, perfect for entertaining and family get-togethers. Off the kitchen is a useful utility room, fitted to match the kitchen with solid work surfaces, an inset sink and drainer, a built-in washing machine and useful storage cupboards, along with integral access into the garage.

The 3 bedrooms are found at the front of the home, each of them are well-proportioned double bedrooms offering flexibility and privacy, along with plenty of space for furniture. The main bedroom also enjoys an ensuite, fitted with a large 'walk-in' shower, hidden cistern W.C, wash basin with a vanity unit below and a heated towel rail. In addition, the bathroom is fitted to match and comprises a bath with shower over, hidden cistern W.C, wash basin with a vanity unit below and a heated towel rail.

In all, this easy to run home offers space, style and comfort on the North Devon coast.

## OUTSIDE & PARKING

Outside, the bungalow continues to impress with easy wraparound gardens and access on both sides. Approached from the front by an attractive brick-paved driveway, providing ample off-road parking and leading to the garage, the gardens have been well-landscaped for easy maintenance too. With artificial grass at the front and back, chippings and well-stocked with mature plants and ornamental trees to provide a 'pop' of colour, the rear garden also enjoys composite decking in one corner - taking full advantage of the afternoon and evening sun, along with magnificent golden sunsets on a summer's evening. The garage also provides an electric roller door, light and power and a personal door to the rear. The property truly epitomises easy living on the North Devon coast.



## HOLIDAY LET POTENTIAL

The property could make for a great holiday let in the village. For more details on how the property could perform, please speak to the agent.

## AGENTS NOTE

The contents and furniture (less personal items) are available by separate negotiation. For more details, please speak to the agent.

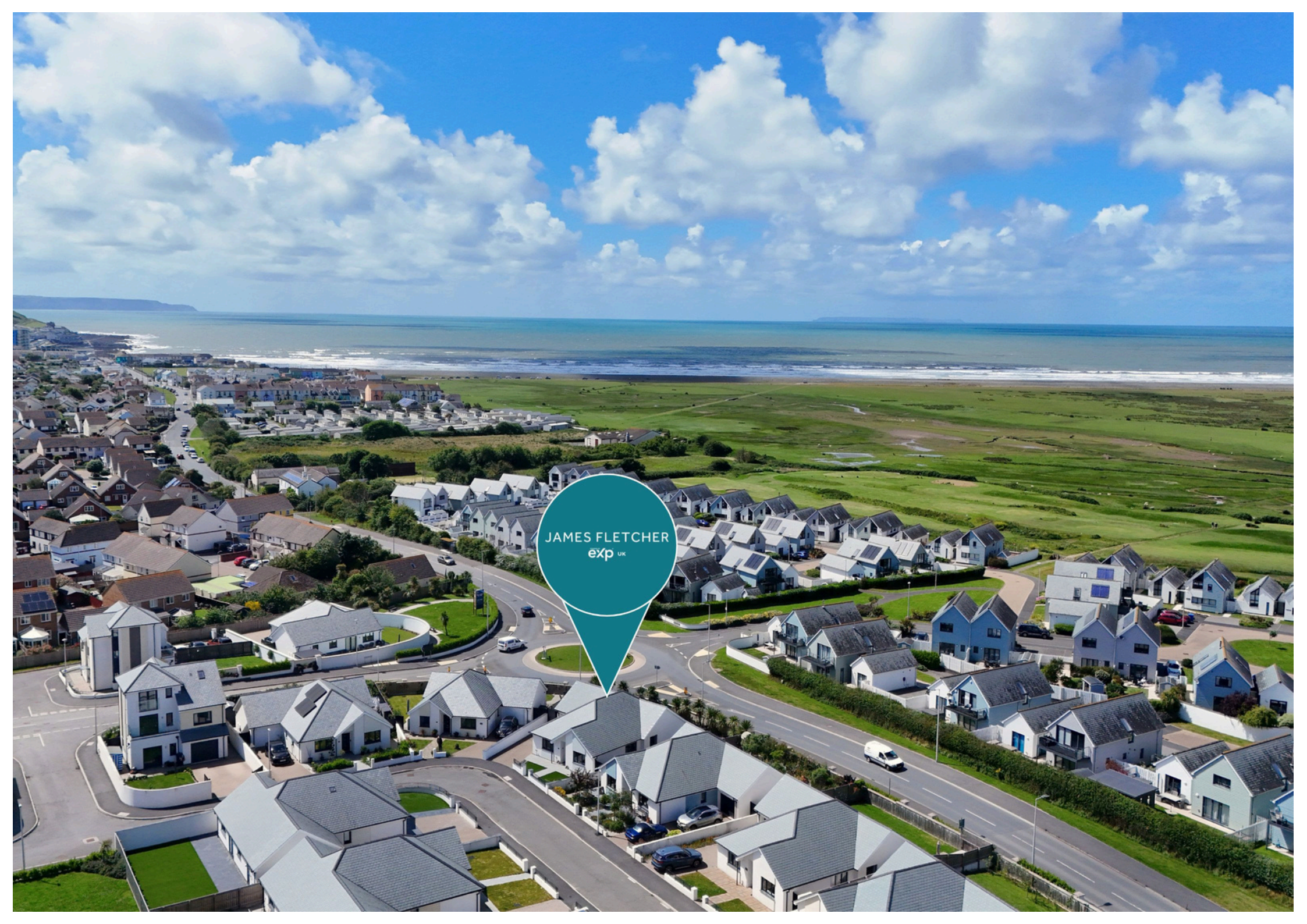
## VIEWINGS

If you would like to view this wonderful home, please contact local Bideford estate agent James Fletcher. Viewings are strictly by appointment with the sole selling agent and 24hrs notice will usually be required, please confirm your appointment before travelling.

## NORTH DEVON

Where the rugged coastline meets rolling countryside. With its charming villages, nestled among lush green landscapes, and renowned beaches attracting surfers and sun-seekers alike, North Devon offers an unparalleled lifestyle. Whether you're drawn to the vibrant culture, the tranquil beauty, or the rich maritime heritage, there's something for everyone. With a diverse range of properties, from quaint cottages and luxury coastal homes to grand country estates, North Devon promises not just a place to live, but a way of life.

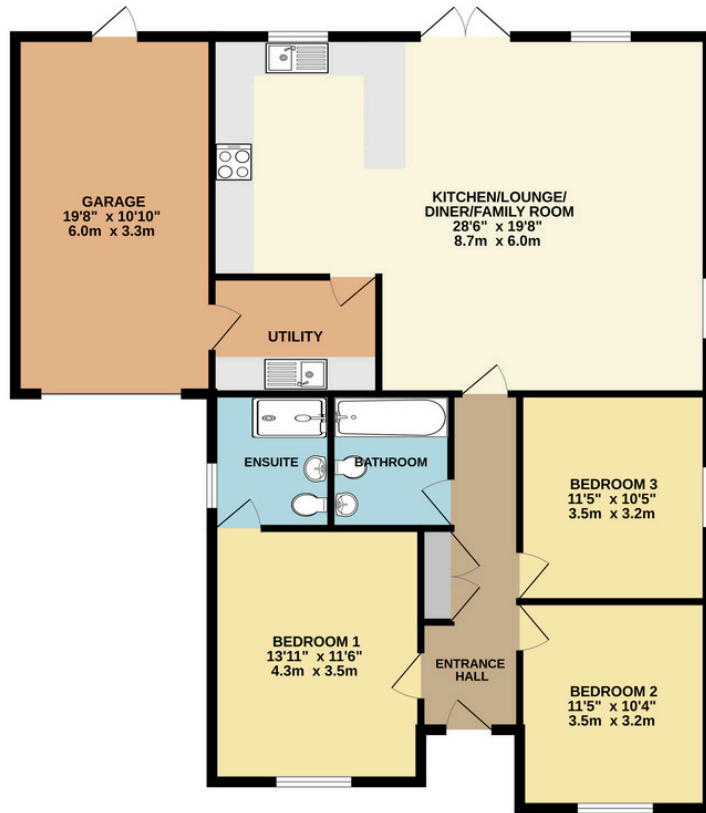




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GROUND FLOOR  
1335 sq.ft. (124.1 sq.m.) approx.



- **Services:** Mains Gas, Electricity, Water & Drainage.
- **Broadband:** Ultrafast broadband is available (Ofcom)
- **EPC:** B
- **Tenure:** Freehold
- **Council Tax:** Band D
- **Local Authority:** Torridge District Council
- **Sellers Position:** No Chain!

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

3 ATLANTA VIEW, WESTWARD HO!  
TOTAL FLOOR AREA: 1335 sq.ft. (124.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs, including coloured images to show the plot, are provided for guidance only. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.

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