



27 Atlanta View

Westward Ho!, Bideford, Devon EX39 1WG

Price Guide: £550,000

A stunning nearly-new detached house located in the desirable Atlanta View, Westward Ho! This contemporary property boasts a very spacious 1st floor reception room which is open plan to the large kitchen with integral appliances, plus 4 large bedrooms and 4 bathrooms (3 ensuite), additional family bathroom - offering ample space for comfortable living.

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. The reverse living accommodation allows you to enjoy the large 1st-floor sun deck with distant sea views, ideal for relaxing or entertaining guests. The rear garden faces due-south and is a wonderful sun trap - perfect for the family to enjoy all day.

Parking will never be an issue with the large driveway that can accommodate up to 4 vehicles, making it convenient for both residents and visitors.

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.



**Outside:** To the front there is a large brick paviour driveway with ample parking for 3-4 vehicles, side access on both side to the rear garden which has a lovely paved patio leading to the sunny south facing lawn.

**INTEGRAL DOUBLE GARAGE** with electric roller door from driveway and internal door to inside the property.

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

**Energy Performance Certificate: B**

**Council Tax Banding: F**

**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 27 can be found at the top of the road on the bend.





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Floor 0



Floor 1



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

166.3 m<sup>2</sup>

1788 ft<sup>2</sup>

(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.

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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.



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