



**29 Atlanta View**  
Westward Ho! | EX39 1WG

**JAMES FLETCHER**  
POWERED BY **exp** UK

## 29 Atlanta View

Perfectly-positioned within this stylish new development, this impressive detached coastal home enjoys far-reaching coastal views, and is just a short walk from RND Golf Club, Northam Burrows Country Park and Westward Ho! beach. Recently constructed circa. 2023 to a high specification, this contemporary home offers spacious, reverse-level living and sleek finishes throughout, perfect for modern life by the beach. Enjoying stunning open-plan living space, taking full advantage of the views, this thoughtfully designed home also boasts generous off-road parking and a sunny South-facing garden with an adaptable garden room/studio/home office. Arguably, one of the best positions on the development, this wonderful residence is perfect for professional couples, families or those seeking an easy coastal lifestyle by the sea - sold with no onward chain.

Overlooking the green and enjoying far-reaching views, the property is well-placed on this stylish development. 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

Overlooking the green and commanding far-reaching views towards the sea, this impressive home perfect balance modern living with a wonderful coastal lifestyle.

## STEP INSIDE

Thoughtfully constructed to a high-specification, the property enjoys reverse-level living that has been designed to maximise both space and natural light.

Stepping inside, the inviting entrance hall seamlessly connects the ground floor accommodation and provides stairs to the first floor. The first floor opens to the stunning open-plan living space, with a 'magazine-worthy' kitchen and a glorious lounge/diner/family room with bi-fold doors at the front opening to the balcony, and taking full advantage of the coastal views. The kitchen is fitted to a high-standard with Quartz work surfaces comprising an inset sink & drainer unit with drawers & cupboards below and matching wall-units over, built-in appliances include a triple oven, a gas & induction hob with extractor over, a dishwasher, space for an American style fridge/freezer, a large central island with a breakfast bar - placed to enjoy the view - with additional storage & a wine cooler below. The social lounge/diner/family room is the perfect place to entertain or enjoy family film nights - enjoying a dual aspect flooded with natural light, this room also boasts a modern wood-burner for the winter months.

The main bedroom, found at the rear, is a large double room featuring an ensuite - fitted with a 'walk-in' shower, low-level W.C, wash basin with vanity unit below and a heated towel rail. On the ground floor, the property enjoys 3 further adaptable double bedrooms, one with an ensuite - fitted with a 'walk-in' shower, low-level W.C, wash basin and a heated towel rail - and the main bathroom - fitted with a bath with shower over, low-level W.C, wash basin and a heated towel rail. In addition, the ground floor also offers a useful utility room - fitted with work surfaces comprising a sink & drainer with storage above and below, space and plumbing for a washing machine & tumble dryer and a door to outside. At the front of the home, there is a convenient home office/media room with integral access into the garage.

In all, the property offers space, style and comfort within this enviable position close to the golf course and glorious sandy beach.

## OUTSIDE & PARKING

The property is approached at the front by a large brick-paved driveway providing ample off-road parking, and leading to the garage. There is access at the side of the property leading to the rear garden, which is another standout feature of the home. Enjoying a sunny South-facing aspect, the rear garden offers a large patio and artificial grass for easy maintenance. There is also a large studio/garden room with light & power connected, a useful W.C and bi-fold doors onto the garden - an excellent space offering tremendous flexibility for home working or family bbq's.



**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.

**HOLIDAY LET POTENTIAL**

The property could make for a great holiday let in the village. For more details on how the property could perform, get in touch.

**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.

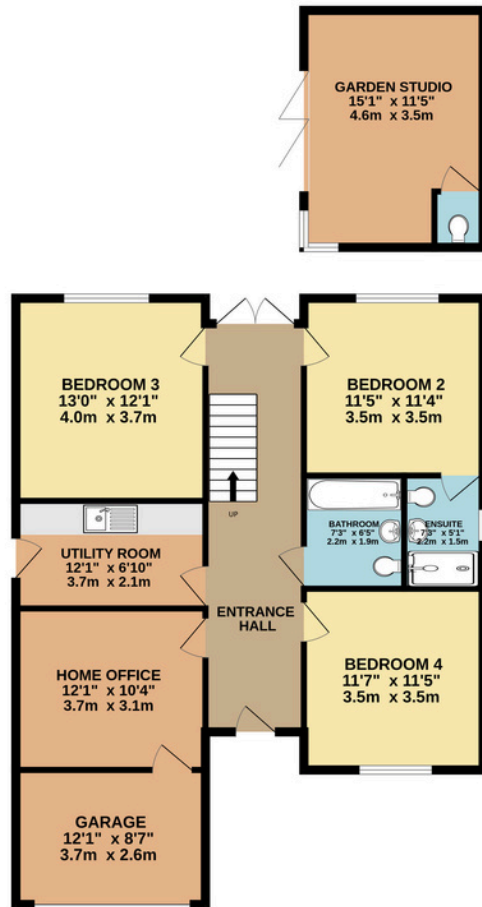




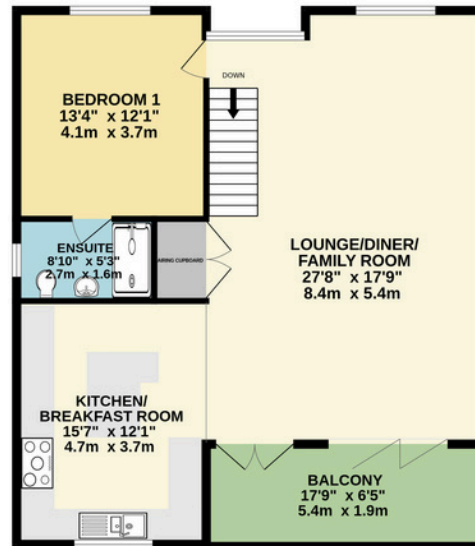
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GROUND FLOOR  
1150 sq.ft. (106.9 sq.m.) approx.



1ST FLOOR  
893 sq.ft. (83.0 sq.m.) approx.



- **Services:** Mains Gas, Electricity, Water & Drainage.
- **Broadband:** Superfast up to 1800mbps is available (Ofcom)
- **EPC:** B
- **Tenure:** Freehold
- **Council Tax:** Band E
- **Local Authority:** Torridge District Council
- **Sellers Position:** No Chain!

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



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 colourised 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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