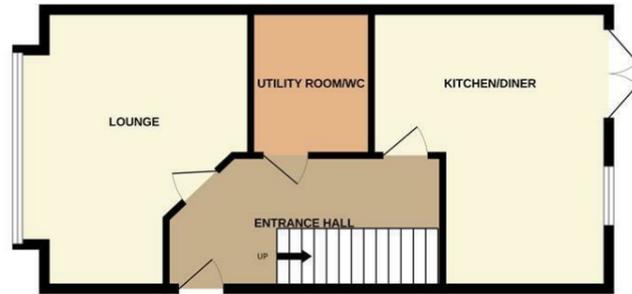
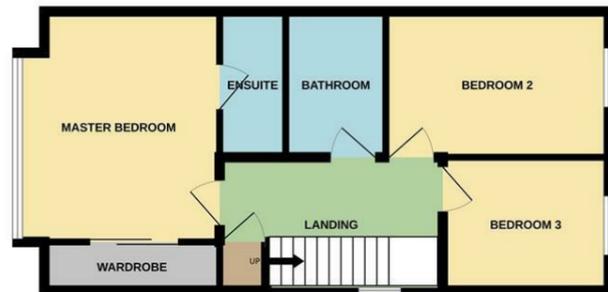


GROUND FLOOR  
513 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 939 sq.ft. (87.2 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.  
Made with Memphis 02025



## Directions

From Bideford Quay Front, depart in a northerly direction as though leaving the town. At the Heywood Road roundabout, proceed straight across towards Westward Ho! Pass the Durrant House Hotel on your right, after which take the third turning on your right towards Northam and continue to Northam Square. Take the road to the left of Urban Wave, entering Sandymere Road, and proceed downhill. Just before the road narrows, turn left into Golf Links Road. Continue to a roundabout and turn left, then turn left again into Atlanta View, where number 16 is easily identifiable.

**Looking to sell? Let us value your property for free!**

Call 01237 879797

or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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## Luxuriously Appointed Coastal House

16 Atlanta View, Westward Ho!, Bideford, EX39 1WG

Guide Price

**£345,000**

- Constructed Circa 2022
- Gas Fired Central Heating
- Off street Parking for 2 vehicles
- Close to schools and shops.
- End Terraced House
- Double Glazing
- Internal Inspection a must!
- Immaculately Presented Accommodation
- 3 Bedrooms (master en-suite)
- Walking distance to Golf Club, with your trolley!



## Room list:

### Entrance Hall

### Lounge

4.78m x 3.53m + bay window (15'8" x 11'6" + bay window)

### Kitchen/Diner

4.75m maximum x 3.45m maximum (15'7" maximum x 11'4" maximum)

### Utility/WC

2.54m x 1.88m (8'4" x 6'2")

### Master Bedroom

3.66m + wardrobes x 3.00m (12' + wardrobes x 9'10")

### En-Suite

### Bedroom 2

4.09m x 2.54m (13'5" x 8'4")

### Bedroom 3

2.90m x 2.13m (9'6" x 7")

### Family Bathroom

2.51m x 1.70m (8'3" x 5'7")

## Outside

To the front of the property is a brick-paved parking area with a flower border, together with additional unrestricted on-road parking. Gated side access leads to the enclosed rear garden, ideal for children and pets, which is arranged with paved pathways, a paved patio and lawned areas, flower borders, an external tap, and a timber garden shed.

AGENT NOTE: This property is subject to an annual service charge of approximately £200 to cover the maintenance of communal areas and facilities.



16 Atlanta View comprises a recently constructed, two-storey, end-terrace, high-quality house, pleasantly set within this ever-popular North Devon village, and affords easy, level access to the village amenities, the Royal North Devon Golf Course, Northam Burrows and the seafront.

Constructed circa 2022 by NG Homes in this highly sought-after development, the property benefits from the remainder of a ten-year warranty, along with double glazing and gas-fired radiator central heating. This immaculately presented house is considered by the selling agents to be ideally suited as a second home, or alternatively as a comfortable family residence. An early internal inspection is advised to avoid disappointment.

Briefly, the accommodation provides a spacious, warm and welcoming entrance hall with an understairs cupboard and staircase to the first floor, a generously sized lounge with a shuttered bay window, and a most useful utility/WC with a sink and space for laundry facilities. Beyond this is the kitchen/diner, luxuriously appointed with integral appliances, ample storage, stone worktops and double doors leading out to the rear garden.

To the first floor are three bedrooms, with the master bedroom having fitted wardrobes and an en-suite shower room. There are two further bedrooms, both of which enjoy coastal glimpses over the rooftops. A well-appointed family bathroom completes the accommodation.

Westward Ho! is a very popular North Devon coastal village, offering a number of bars, restaurants and local shops, including a butcher, convenience stores, a baker and a post office, together with its golden sandy "Blue Flag" beach, adjoining the pebble ridge and the Royal North Devon Golf Club. Just a short drive away is the working port and market town of Bideford, located on the banks of the River Torridge, with an excellent range of facilities including schooling for all ages and a selection of leisure amenities. Appledore, a former fishing village with quaint narrow streets and quay, is only a few minutes' drive away. Accessible via the A39/North Devon Link Road is North Devon's regional centre, Barnstaple, which houses the area's main shopping, business and commercial venues, with fast access available via the A361 to Junction 27 of the M5, part of the national motorway network.

## Services

All Mains Services Available

## Council Tax band

C

## EPC Rating

B

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797

