



7 Roslyn Gardens, Westward Ho, Bideford, EX39 1FP

Guide Price £780,000

- No Chain!
- Ideal Main Residence/Holiday Home
- Stunning Sea Views
- Viewing Highly Recommended
- Exclusive Coastal Development
- South-Facing Garden
- Backing on to National Trust Land
- Off-Road Parking & Garage
- Walking Distance to Village & Beach
- High Specification Accommodation

7 Roslyn Gardens, Westward Ho!

This extremely desirable contemporary detached property, offers first class views of the North Devon Coastline over Bideford Bay and out to Lundy Island. With 4/5 large bedrooms and a superb modern open-plan kitchen/lounge/dining terrace and panoramic views. This particular plot has the advantage of having no other property directly in front which enhances the views from the lower floors. With a south-facing rear garden area with a garage and spacious driveway, the property makes a stunning home, metres from the seafront or alternatively a lucrative holiday investment.

Roslyn Gardens is a recently completed small development of luxury properties. Perfectly situated to enjoy the wonderful National Trust coastal walks almost on your doorstep or alternatively you will be a five to ten minute walk to the beach and village centre with a wide range of amenities.



Council Tax Band: F



Entrance Hall

Welcomes you into the property. Large built in cupboard for handy storage.

Garage/Games Room

19'3" x 9'8"

Fully equipped with electric and lighting the garage offers integral access into the entrance hall and an electric up an over door. The garage is currently being utilised as a games room.

Shower Room

7'0" x 5'3"

A modern suite comprising a walk-in shower cubicle, low level WC and hand wash basin.

Utility

5'3" x 5'2"

The utility offers handy additional worktop space with plumbing for a washer/dryer and additional storage space.

Bedroom 4

13'0" x 10'5"

Spacious double bedroom with access to exterior.

Bedroom 5

13'0" x 9'9"

A further spacious double bedroom with window overlooking the rear courtyard.

First Floor

Master Bedroom

20'8" x 13'3"

A large double bedroom with stunning sea views and with sliding doors out to a balcony. The master bedroom also benefits from its own private ensuite shower room.

Ensuite

7'10" x 4'9"

A modern three piece suite comprising a walk in shower cubicle, low level wc and hand wash basin.

Bathroom

7'8" x 5'10"

A modern suite comprising a bath with shower over, low level WC and hand wash basin.

Bedroom 2

16'11" x 9'9"

A further good sized double bedroom

Bedroom 3

13'1" x 10'5"

A generously sized double doors leading onto the garden.

Top Floor

Living/Dining/Kitchen

33'0" x 20'8" (max)

The open plan design is perfect for entertaining, with large bi-fold doors that seamlessly bring the outside in. The kitchen has been fitted with a range of matching units, and equipped with a double oven, electric hob with extractor and dishwasher.

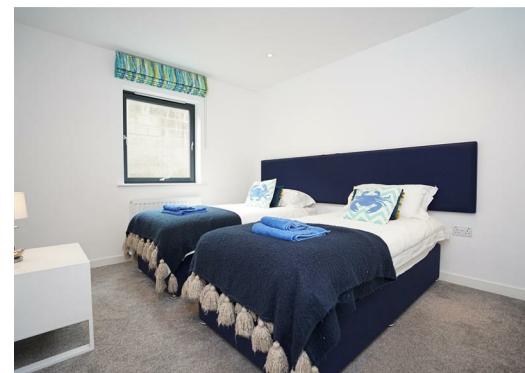
Services

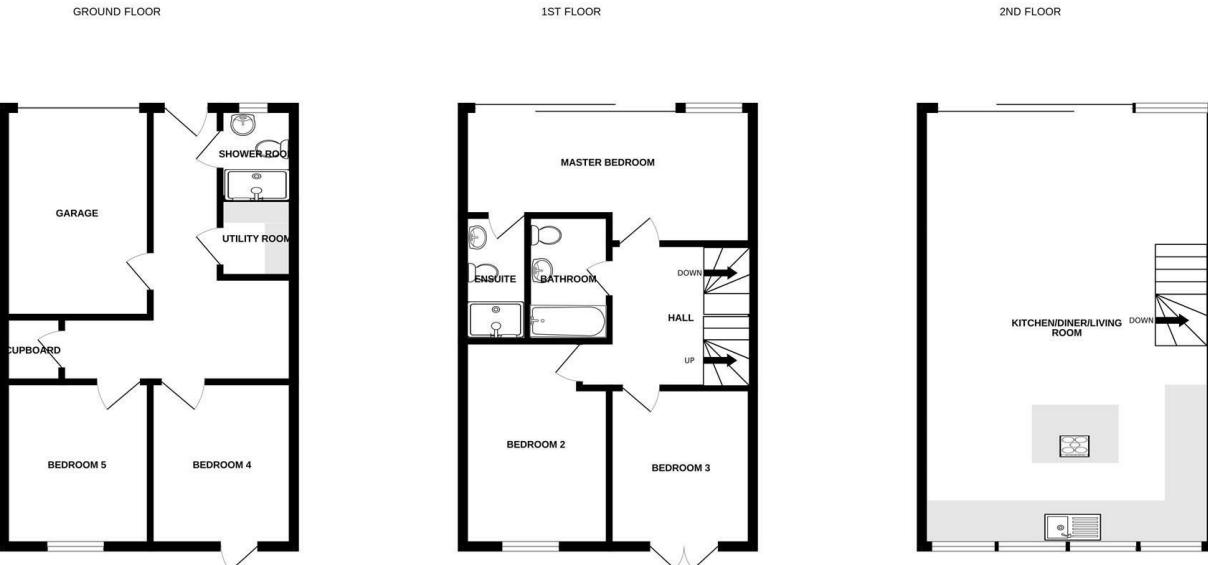
All mains services connected. Gas fuelled central heating.

Viewings

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.

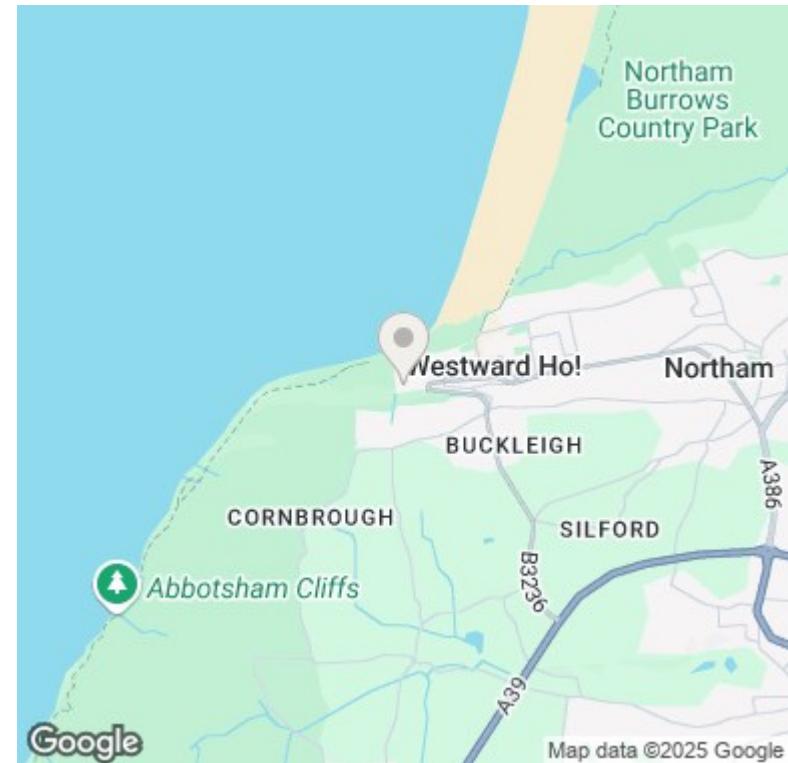






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Directions

From Barnstaple on the A39 head to Bideford. Immediately after the Torridge Bridge, at the Bideford roundabout, take the second exit signposted to Bude. Continue a short distance and take the next turning right signposted Westward Ho! Proceed without deviation on this road and continue into Stanwell Hill. At the bottom of Stanwell Hill, turn left into Merley Road where Roslyn Gardens will be found after a short distance on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	