



## Sea Haze, 6 Atlanta View, Westward Ho!, Devon, EX39 1WG

Guide Price £555,000

- VIDEO TOUR ONLINE
- No Chain
- Remainder of NHBC Warranty
- Garage and Off Road Parking
- Level Walk into Westward Ho!
- New Detached Bungalow
- Immaculately Presented
- Generous Plot
- Currently Successful Holiday Let
- Three Double Bedrooms

## 6 Atlanta View, Westward Ho! EX39 1WG

Morris and Bott are delighted to offer 'Sea Haze,' an exceptional home on a sought-after new development in Westward Ho! Just a level walk from the heart of the village and its renowned 2-mile golden sandy beach, this immaculately presented bungalow is a standout choice. Currently a successful holiday let with [Holidaycottages.co.uk](http://Holidaycottages.co.uk), it's available as a turnkey purchase, complete with all fixtures, fittings, and furnishings. Ideal as either a main residence or holiday retreat, the property offers stylish, spacious open-plan living with 3 double bedrooms, including a master with ensuite, and a superb family shower room. Outside, it boasts ample off-road parking, a garage, and a charming rear garden. With easy access to the historic Royal North Devon Golf Club and the village amenities, this high-specification home is a must-see. Arrange your viewing today to avoid disappointment!



Council Tax Band: D



## Entrance Hall

Welcomes you into the bungalow.

## Open Plan Living

28'8" x 19'7"

The open plan living area is the perfect addition to the bungalow offering an ideal social space ideal for entertaining. The double aspect allow light to flood the room, with French doors allowing access out onto rear garden and offer a seamless flow from inside to out.

## Kitchen Area

The well equipped modern kitchen boast a range of built in appliances including oven, electric hob with extractor hood over, microwave, fridge/freezer, dishwasher and washing machine. A handy internal door offers access into the garage.

## Bedroom One

13'9" x 11'5"

A generous sized master bedroom overlooking the front of the property.

## Ensuite

7'3" x 5'10"

Equipped with a modern white suite with a large walk in shower, low level WC, wash hand basin and heated towel rail.

## Bedroom Two

11'4" x 10'4"

A further good sized double bedroom.

## Bedroom Three

11'5" x 10'4"

A double bedroom also found at the front of the property.

## Bathroom

7'4" x 5'6"

A modern suite comprising of a large walk in shower, wash hand basin with vanity unit, low level WC, heated towel rail and mirror.

## Outside

The property is approached via a brick paved driveway providing ample off road parking and access up to the garage. Handy side access leads into the enclosed rear garden. The rear garden is laid to lawn with a large patio perfect for those summer BBQ's.

## Garage

Can be accessed via the electric garage door, an integral door from the kitchen or rear access from the garden. Supplied with electricity, power and electric car charging point.

## Holiday Letting

This cottage is currently successfully being holiday let by award winning agents Holidaycottages.co.uk. For information on how the property has performed, contact the Morris and Bott team.

## Fixtures & Fittings

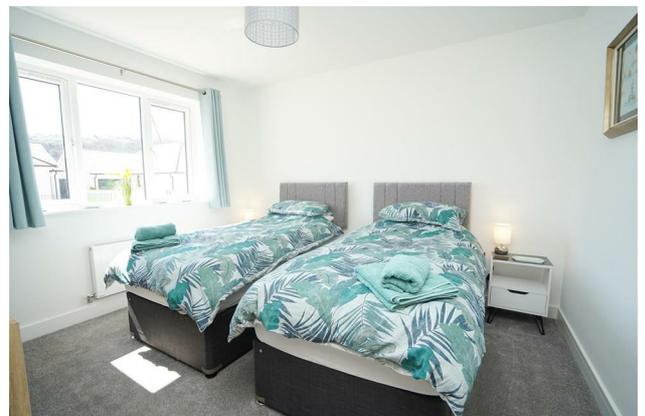
All the properties fixtures and fittings are available via separate negotiation.

## Services

All mains services connected. Gas fired central heating.

Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 1800 Mbps.

Mobile VODAF or cover provide



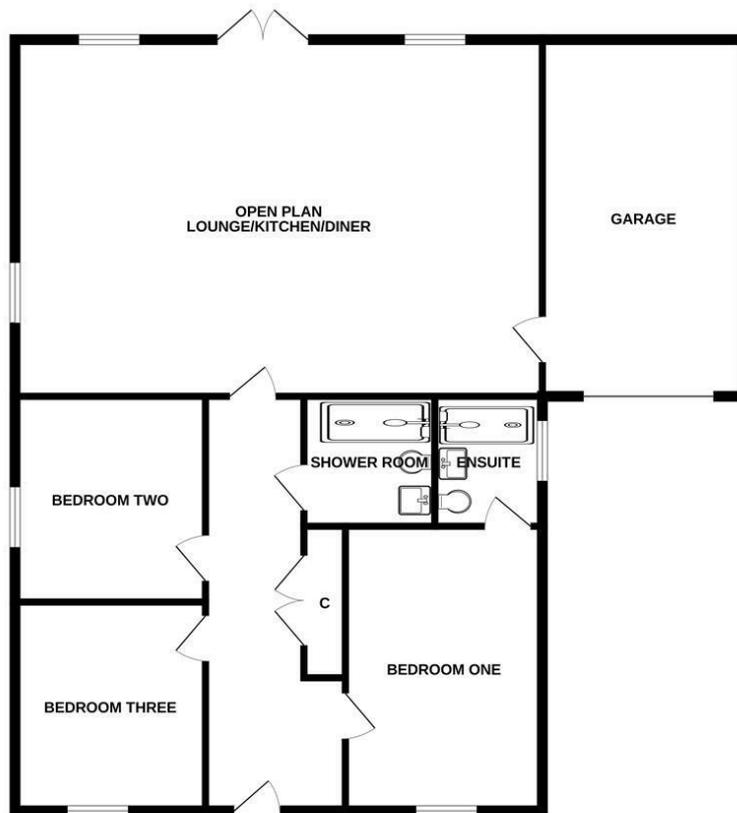


## Directions

From our office on The Quay, continue along the A386 passing Morrisons Supermarket on your right. Continue straight across at the roundabout, taking the second exit onto on to Heywood Road. Continue on this road towards Westward Ho! passing the Durrant House Hotel and take the second turning right into Fore St. Continue to the bottom of the hill and bear right into Sandymere Hill. Proceed down the hill and take the second left into Golf Links Road. Take your third left into Atlanta View and follow the road bearing left until reaching number 6 on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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	

## GROUND FLOOR



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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