



60 Atlantic Way, Westward Ho!, Bideford, Devon EX39 1JG

Newly-renovated 2 bed apartment in the popular seaside village of Westward Ho! Within walking distance of the long sandy beach. EPC Band 'C'

A short walk to the Coast & Amenities Bideford Quay 2 miles Barnstaple 10 miles

• New & Complete Renovation • Short Walk to Beach • Sea Views, Front & Back Gardens • 2 Double Bedrooms • Available 1 March • A pet considered by negotiation • 12+ months • Deposit £1,153 • Council Tax Band 'TBC' • Tenant fees apply

£1,000 Per Calendar Month

01271 322837 | rentals.northdevon@stags.co.uk

DESCRIPTION

60 Atlantic Way is a spacious, ground floor apartment offering adaptable accommodation. Renovations to the apartment have only recently been completed and the property has been finished to a high standard. The large living room with sea views and the kitchen/dining room are complemented by two double bedrooms, the accommodation is 1,071sqft in total. Outside there are low-maintenance gardens, front and back, and unrestricted parking is available outside. With the beach only a stones throw away, the apartment makes the perfect home.

THE ACCOMMODATION COMPRISES

The part glazed front door opens into the

ENTRANCE HALL

Welcomes you into the home. Coir matting. Space for coats and boots.

HALLWAY

Exceptionally large space with doors to all accommodation. LVT flooring. Smoke alarm. Radiator.

LIVING ROOM

13'6" x 12'1"

Spacious room with a large bay window offering views towards Bideford Bay and large open fireplace which could accommodate a log burner, with wooden mantle and surround. Fitted carpet. Radiator.

KITCHEN/DINING ROOM

14'8" x 13'3"

Fitted with a comprehensive and stylish range of light units with quartz worktop over, space for range cooker with fitted extractor hood over and further space for appliances and white goods. The room allows plenty of space for a dining table and/or island/breakfast bar, dependent of preference, with a further door to the courtyard garden at the back. LVT flooring. Radiator. Smoke alarm.

UTILITY/PANTRY/OFFICE

Space/plumbing for white goods and storage. LVT flooring.

MASTER BEDROOM

14'8" x 13'8"

With large bay window allowing for far-reaching views, with open fireplace, wooden mantle and surround. Fitted carpet. Radiator.

BEDROOM 2

12'10" x 10'4"

Well-proportioned double room. Fitted carpet. Radiator.

BATHROOM

Fitted with a white suite, comprising; bath/shower over, basin, WC and a new wall-mounted combi-boiler. Heated towel rail. Tiled floor. Carbon monoxide alarm.

OUTSIDE

Elevated above the road, steps lead-up to the front of the property, with a small gravelled courtyard, with low fence, offering a perfect area for seating, the open aspect allowing sunsets to be enjoyed. At the back of the property there is a sheltered courtyard and gravel path to a further courtyard behind bedroom 2.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas-fired central heating via combi-boiler

No information for number 60 available on Ofcom but the neighbouring property at number 58 shows the following:

Ofcom predicted broadband services - Superfast: Download 66 Mbps, Upload 16 Mbps. Ultrafast: Download 1800 Mbps, Upload 220 Mbps.

Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone (Outdoors).

Local Authority: Council tax band TBC

SITUATION

60 Atlantic Way benefits from an elevated position with distant sea views, located in the extremely popular coastal village resort of Westward Ho! A favoured destination for surfers, and water sports enthusiasts, Westward Ho! is renowned for its consistent surf and its beautiful, award winning, 2-mile long, 'Blue Flag' sandy beach, famously backed by its unique,

natural pebble ridge, The Northam Burrows Country Park (Site of Special Scientific Interest) and Royal North Devon Golf Club (the oldest golf course in England) are both located on the peninsula. The village hosts a large and diverse range of amenities including; two supermarkets, independent and artisan shops and an extensive choice of establishments of restaurants, pubs & cafes.

The port town of Bideford extends a wider range of facilities; including; a large assortment of shops, banks, pubs/restaurants/cafes and schooling for all ages (public and private), several supermarkets and a retail complex. The coastal resorts of Appledore and Instow are close by and offer a mixture of sandy beaches, fine pubs/restaurants and a historic quay amongst other amenities and attractions. The A39/North Devon Link Road (1 mile) provides brisk passage in/out of the area, to the regional centre of Barnstaple (11 miles) and M5 motorway Tiverton Parkway train station (London Paddington 1h 57m).

DIRECTIONS

If approaching from The A39 (North Devon Link Rd), at Heyward Rd roundabout, turn towards Northam/Appledore/Westward Ho! onto the A386 becoming the B3236, follow this road through Northam, for approx. 0.9 miles, when you will enter Westward Ho! (signed on the right), continue for approx. 0.3 miles and the property will be found on the left, with Stags 'For Sale' board clearly displayed.

Unrestricted parking is available on road outside the property.

Postcode: EX39 1JG (Not to be relied upon).

What3words:///jolly.salt.voice

RENTERS RIGHTS ACT

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:

https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Inr_roadmap.pdf

LETTINGS

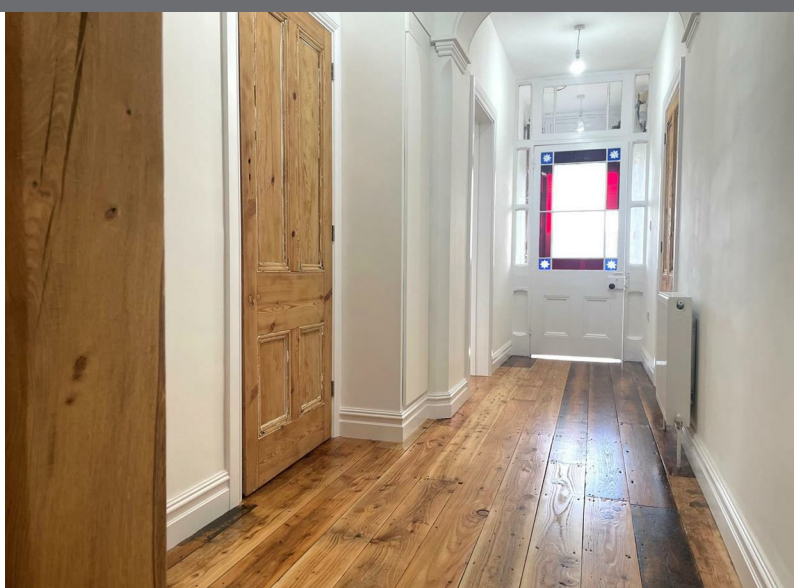
The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 12 months plus and is available 1 March. RENT: £1,000.00 PCM exclusive of all other charges. Pets considered by negotiation. Where the agreed let permits pets the RENT will be £1,025. DEPOSIT: £1,153 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). No sharers or smokers. A minimum annual gross household income of £30,000.00 is required to be considered. References required, viewings strictly through the agents.

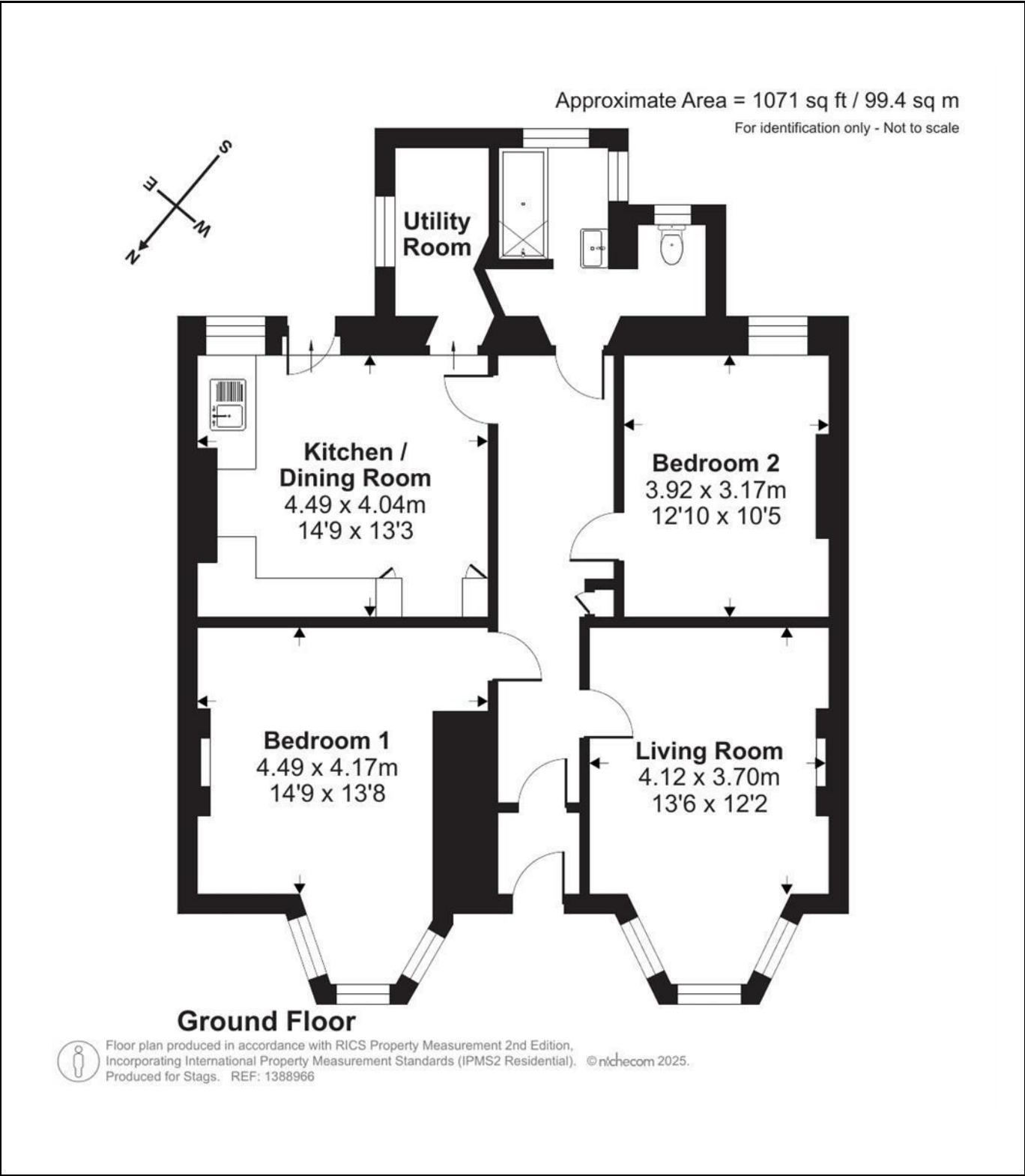
TENANT FEES & HOLDING DEPOSIT

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent - in this case £230.00) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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@StagsProperty



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(82 plus) A		
(61-81) B		
(41-60) C		
(21-40) D		
(9-20) E		
(1-8) F		
(1-8) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC