



### 3 INGLEBROOK HEIGHTS, WESTWARD HO!, EX39 1GU

£525,000

A modern 4 storey townhouse enjoying panoramic coastal views and offering 1750sqft of accommodation including 4 double bedrooms (2 en-suite), lounge, large kitchen/dining/family room & utility room together with two tier rear garden plus 3 covered balconies and off road parking for 2 vehicles.

Ideally positioned to take full advantage of superb coastal views, Inglebrook Heights will be found perched above Atlantic Way, being one of 10 modern town houses built in 2014, situated within easy access of Westward Ho! beach.

No3 offers 1750sqft of comfortable accommodation arranged over 4 floors with each of the primary living spaces and the two main bedrooms being positioned to the rear of the property with balconies & timber decking enjoying the stunning vista across Westward Ho! & Northam Burrow out to Baggy Point.

The main living space is spread over the ground & lower ground floors; the lounge on the ground floor enjoys a dual aspect with French doors onto one of 3 balconies in total.

The lower ground floor provides a wonderful hub to the home, the kitchen/dining/family room offering a great area to relax or entertain with bi-fold doors providing a seamless connection to the outside space whilst a utility room to the opposite end provides a handy space for the everyday kitchen appliances.

Over the first & second floor are 4 double bedrooms – 2 of which benefit from private balconies & en-suites, the master also with a dressing room. The family bathroom is situated on the first floor and comprises a white suite.

To the rear of the property, the garden will be found arranged over two manageable tiers with a timber decked seating area finished with glass & chrome balustrades whilst having useful storage beneath together with a further seating area on the lower tier being laid to stone chippings: a fantastic space to unwind after a day on the beach or along the nearby clifftops as the sun begins to set. Adjacent to the front of the property are two allocated parking spaces.

**Services:** All mains services are connected

**Energy Performance Certificate:** B (85)

**Council Tax:** BAND E (£2784.66 per annum)

**Agents Note:** There is a service charge of £390 paid twice yearly, towards the upkeep & maintenance of the communal areas and drive.



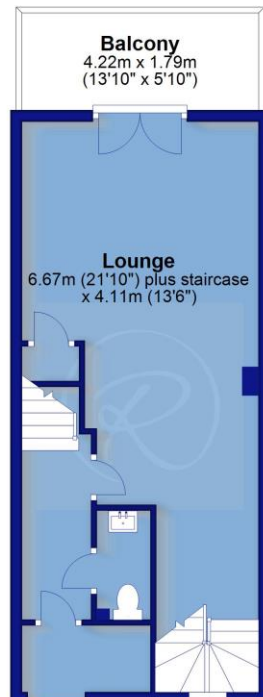
#### Lower Ground Floor

Approx. 40.7 sq. metres (437.7 sq. feet)



#### Ground Floor

Approx. 40.7 sq. metres (437.6 sq. feet)



#### First Floor

Approx. 40.7 sq. metres (437.7 sq. feet)



#### Second Floor

Approx. 40.7 sq. metres (437.7 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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