



Flat 4, 7 Nelson Terrace Westward Ho! Bideford, Devon, EX39 1LG

HARDING & CO
ESTATE AGENTS & VALUERS

A well-presented 1 bedroom ground floor garden apartment in the heart of this popular village and within easy walking distance of the beach, with a south facing courtyard style garden and storage shed. This property would make a fantastic lock up and leave holiday home, first time purchase or buy-to-let investment.

Price Guide: £89,950



Communal Entrance Hall leading to:

Front Door into Flat 4

Small hallway area leading into the Kitchen, door to Bedroom and with an opening into:

Living Room

4.14m max x 3.51m (13'7" x 11'6")

Featuring a large UPVC double glazed picture window overlooking the garden to the front. Electric panel radiator, TV point. Picture rail and high ceiling.

Kitchen

2.74m x 2.29m (9'0" x 7'6")

Fitted with a range of white fronted matching base and wall cupboards with silver coloured handles and roll edge work surfaces over, a 1.5 bowl corner sink unit, tiled splashback and space for appliances and an electric cooker point. Overhead storage area and serving hatch through to Living Room.

Bedroom

8'8" x 8'2" (2.64m x 2.49m)

Built-in double width headboard, bedside cabinets and overhead storage cupboards. Recess with fitted hanging rail, electric panel radiator, loft hatch. Door to:

En Suite Shower Room

Comprising a modern white suite of fully tiled shower cubicle, pedestal wash hand basin and low level WC. Extensive wall tiling, extractor fan and wall-mounted electric heater. Velux roof light.

Outside

To the front of the property is a sunny, walled courtyard style garden with a good sized Storage Shed.

Services: Mains electric and water.

Energy Performance Certificate: G

Council Tax Banding: A

Tenure: New 999 year lease. Maintenance charge (including ground rent and buildings insurance) £275 per annum. Please note this property cannot be holiday let.

Directions: From Bideford Quay, with the River Torridge on your right hand side, proceed towards Northam passing Morrisons on your right hand side and Rydons Garage on your left hand side. At the Heywood Road roundabout continue straight across signposted towards Northam and Westward Ho! Continue along this road passing the Durrant House Hotel on your right and drop down the hill passing the speed camera on your left hand side.

Bridgeland House, Bridgeland Street

Bideford, Devon EX39 2PZ

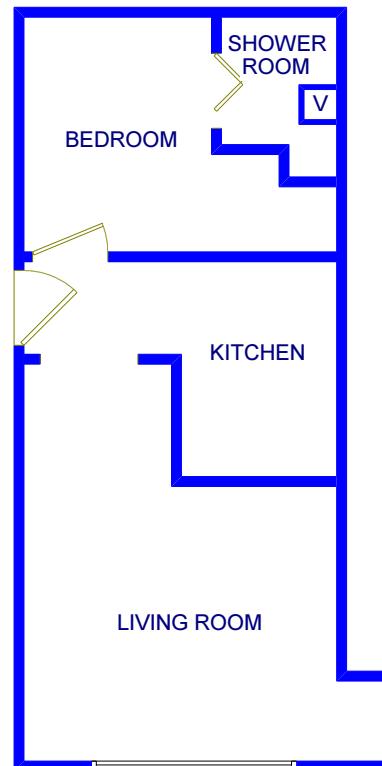
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The road then drops downhill. Proceed along this road entering into the one way system into the village. Take the first right into Youngaton Road and Nelson Terrace is the next turning on the right hand side. Flat 4, 7 Nelson Terrace will be situated towards the far end on the left hand side.



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NOT TO SCALE



These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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