



6 Link House
Nelson Road, Westward Ho!, Devon EX39 1HS

Price Guide £159,950

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A second floor 3 bedroom apartment within a short level walk of the village centre and enjoying sea views at the rear from the dining area, kitchen and bedrooms 1 and 3. This apartment has been refurbished and updated within in the last 3 years which included refitting the kitchen, bathroom and adding new electric radiators. The property is presented to a high standard throughout and comprises hall, large living room, kitchen/diner, 3 bedrooms, bathroom, UPVc double glazing, modern electric heating, communal gardens and parking, garage in a block. The property is an ideal full time or holiday home and will also appeal to the buy to let market.

Westward Ho! is a popular seaside resort famous for its pebble ridge and long promenade, along with approximately three miles of lovely sandy beach. Behind the pebble ridge lays Northam Burrows Country Park, and The Royal North Devon Golf Club. Local amenities in the centre of Westward Ho! offer a good range of shopping facilities, restaurants, cafés and public houses. A regular bus service runs to the port and market town of Bideford (approx. 2 miles) where a wide range of shopping, banking and recreational facilities can be found. The A39 North Devon Link Road provides access to the regional centre of Barnstaple and beyond to the national motorway network.



Communal Entrance Hall

Stairs rising to the Second Floor. Entrance door to apartment.

Hallway

Door to:

Bedroom 3

3.10m x 2.19m (9'10" x 6'10")

Built in wardrobe cupboard. Views to the rear over the sea. Electric radiator.

Door from Hallway opens to:

Living Room

5.38m x 4.29m (17'8" x 14'1")

Lovely large room with two electric modern radiators. TV point. Views to the front. Opening to:

Kitchen/Diner

4.32m x 2.97m (14'2" x 9'9")

Lovely room with laminate floor. Modern range of cream fronted kitchen units with stainless steel handles. 1 ½ bowl sink with mixer tap. Ceiling downlighters. Built in fridge/freezer, washing machine and dishwasher. Oven and hob. Plenty of room for table and chairs. Two windows with lovely views to the rear towards the sea.

Door from Living Room opens to the inner hall.

Built in storage cupboard. Airing cupboard with prelagged hot water tank with fitted immersion heater.

Bathroom

White suite of sink bowl with cupboard under. Panelled bath with shower over. Low flush w.c. with concealed cistern. Chrome heated towel ladder. Tiled walls.

Bedroom 1

2.93m x 3.05m (10' x 9'6")

Views to the rear towards the sea. Electric radiator.

Bedroom 2

3.29m x 3.05m (10'8" x 10')

Front facing with modern electric radiator.

Outside

There are well kept communal gardens and parking area. There is also a garage in a block nearby with modern up and over door.

Services: Mains electric, water and drainage. PVCU double glazing

Energy Performance Certificate: TBC

Council Tax Banding: B

Tenure: Freehold

Link House development is made up of 48 flats and is managed by a resident's association with the owners of each flat paying approximately £1,000 per annum, payable quarterly to cover buildings insurance, external decoration, ground maintenance, cleaning and maintenance of communal areas.

Directions

From Bideford proceed over the Heywood Road roundabout on the A39 and follow the sign posts to Westward Ho! and Northam. Follow this road passing the speed camera down into Atlantic Way and follow right round into the village and turn first right off the one way system into Youngaton Road and at the bottom turn right into Nelson Road. Follow the road round and the entrance to Link House can be found after a short distance on the left hand side.





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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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