



BRITISH
PROPERTY
AWARDS

2018

★★★★★

GOLD WINNER

ESTATE AGENT
IN BIDEFORD

3 Hamilton Court

Nelson Road, Westward Ho! Devon EX39 1LF

Price Guide £189,950

HARDING & CO
ESTATE AGENTS & VALUERS

A modern mid terraced 2 double bedroom townhouse in a very central position within this popular seaside village presented in very good order, representing an ideal full time or holiday investment property due to its location. Hall, cloakroom, fitted white gloss kitchen, living room, 2 beds bathroom, gas central heating, uPVC double glazing, private decked rear garden.

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.



Part glazed Entrance Door to

Entrance Hall

Cupboard housing plumbing for washing machine and Worcester gas fired boiler for central heating and hot water.

Cloakroom

White suite of corner wash hand basin with mixer tap. Low flush w.c. Extractor fan. Arch opens to:

Kitchen

2.63m x 1.78m (8'7" x 5'10")

Fitted with an excellent range of white gloss fronted units under wood effect rolled edge worksurfaces with base and wall storage cupboards. Integrated stainless steel fronted oven with ceramic hob over and extract canopy above with stainless steel splash back. 1 ½ bowl stainless steel sink unit with mixer tap. Integrated fridge and freezer.

Living Room

4.35m x 3.73m (14'3" x 12'3")

Casement door at one end with windows overlooking courtyard. Stairs rising to first floor. TV point. Coving.

First Floor Landing

Built in airing cupboard with Premier hot water cylinder. Hatch to loft. Radiator.

Bedroom 1

4.2m x 2.87m (11'9" x 9'5")

Radiator. Double aspect with views down towards the village.

Bedroom 2

3.92m x 2.37m (12'10" x 7'9")

Overlooking the rear. Radiator. Coving.

Bathroom

Modern white suite of panelled bath and mixer tap. Hand shower attachment. Tiled surround. Pedestal wash hand basin with mixer tap and shaver mirror behind. Corner entry shower cubicle with mixer shower. Low flush WC. Radiator.

Outside

Decked rear courtyard garden. Fully enclosed and very private with side entrance gate. Plenty of room for tables and chairs for alfresco dining.

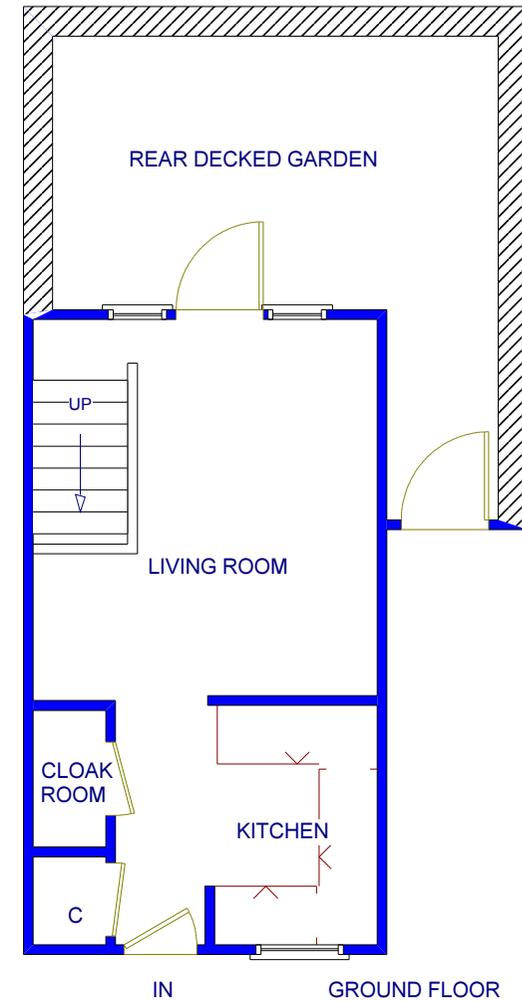
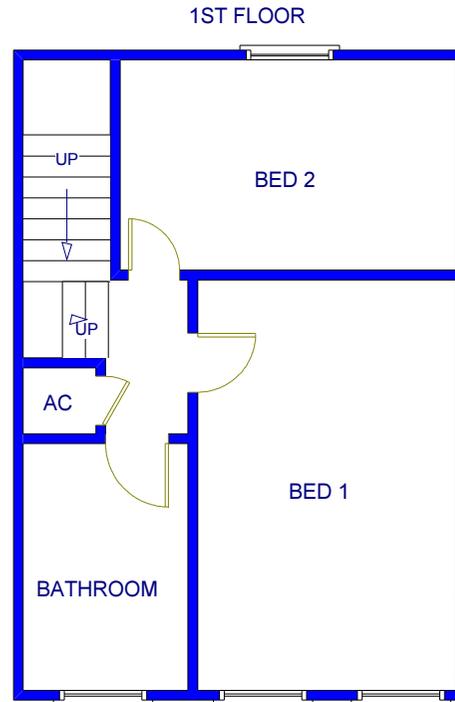
Services: Mains gas, electric, water and drainage

Energy Performance Certificate: C
Council Tax Banding: B

Directions At the A39, 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. The road then drops downhill. Proceed along this road entering into the one way system into the village. Bear round to the right into Nelson Rd and No.3 Hamilton Court can be found on your left, just after Bath House Hotel Rd.



COPYRIGHT HARDING & CO 2018
(NOT TO SCALE)



t: 01237 476544

f: 01237 422722

e: bideford@hardingresidential.com

www.hardingresidential.com



