



Beach Lodge Price Guide £200,000 Freehold
1 Pebbleridge Road, Westward Ho! Devon EX39 1HN

HARDING & CO
ESTATE AGENTS & VALUERS

A modern detached FREEHOLD commercial premises currently comprising first floor office space with ground floor storage (Kitchen & WC facilities in place) – located next to then entrance of The Northam Burrows with considerable vehicle and pedestrian footfall - **OVERLOOKING THE SURF!**

Suitable for a variety of uses including holiday letting, 2 x surf pods (Surf School Business directly opposite) (subject to planning permission).

The property is positioned adjoining the Northam Burrows & yards from the seashore - Northam Burrows Country Park is a 253 hectare grassy coastal plain at the mouth of the Taw/Torridge estuary which also includes the world famous Pebble Ridge. The villages of both Northam & Westward Ho! benefit from a good range of shops catering for day to day needs, library, Junior School, Health and Dental Centres, Leisure Centre and the Burrows Country Park offers many attractive walks and stunning vistas together with Visitor's Centre. A regular bus service provides access to the port and market town of Bideford, approximately 2 miles distant, where a wide range of amenities and recreational facilities can be found.



The Accommodation:

Ground Floor:

Storage

24' x 8'0 (7.31m x 2.43m) Former changing rooms with wood panelling, under floor heating, thermostat, humidistat, drainage, double doors to covered brick paved area.

Toilet

10' x 10' narrowing to 6' (3.04m x 3.04m & 1.82m) with facilities to incorporate a shower/wet room.

First Floor:

External staircase, double glazed stable door:-

Office

24'7 x 8'6 (7.50m x 2.60m) Acoustic sound proofing, waterproof wood effect flooring, three Velux windows, electric heating, CCTV system, trunking, worktop. Glazed partition to kitchen with worktop, base unit, fridge freezer, stainless steel sink unit.

Outside

To the front of the property are bike hoops and to the rear an under stairs drying/storage area.

Services: All mains services connected, Gas CH & uPVC DG.

Energy Performance Certificate: C

Directions: From our Westward Ho! office on the corner of Nelson Rd in the centre of the village, proceed into Golf Links Rd towards the sea front, bear round to the right past Tesco's. Proceed past the cricket ground and take the next left signposted for

Pebbleridge/Burrows. The property is positioned on the left hand-side at the entrance to the Burrows.

Agents Note:

Our clients have held informal & positive meetings with Torridge District Council to discuss alternative uses – including holiday accommodation such as surf pods.

*There is a covenant preventing any new business venture relating to surf schooling/surf retail/surf hire.





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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

