



8 Lighthouse View

Golden Bay Holiday Park, Merley Road, Westward Ho!, EX39 1LB

Price: £220,000

HARDING & CO
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Welcome to Lighthouse View, an exclusive new development of 12 two storey, 3 bedroom holiday homes on the edge of Golden Bay Holiday Park, within a short stroll of this popular seaside village and with each property enjoying beautiful views over the ocean to the front. Each property will feature 2 g/f double bedrooms, bathroom and utility room, and on the 1st floor a superb vaulted open plan living room and fitted kitchen with multiple roof light windows and sliding doors onto a balcony to enjoy the lovely sea views, and a 3rd double en-suite bedroom. Parking space at the front of the development, New 116 year lease ending 2135. Completion of the site scheduled during 2020, seven units have now been completed. Expected holiday rental returns of £20,000 gross per annum.

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.

Entrance door to:

Entrance Hall

With stairs rising to first floor, built in store cupboard.

Utility Room

2m x 1.9m (6' 5" x 6' 2")

With washer/dryer.

Bedroom 1

3.2m x 2.6m (10' 5" x 8' 5")

Views to the front.

Bedroom 2

3.1m x 2.6m (10' 1" x 8' 5")

Views to the rear.

Bathroom

3-piece white bathroom suite.

First Floor

Kitchen/Living Room

6.2m x 4.6m (20' 3" x 15' 9")

Opens up into a large and impressive open plan and vaulted room, with fitted kitchen at one end and wall of glass at the other, opening on to the balcony, which enjoys views across the development towards the open sea.

The kitchens come with either a 'Sheraton' white gloss units with 'Minerva' black worktop or 'Hemlock Nordique' units with a 'Minerva' white worktop.

Each kitchen is fitted with a built-in oven, gas hob, fridge-freezer, extractor hood and dishwasher.

The vaulted ceiling has 4 Velux roof-light windows (1 electrically operated), which provides lovely natural light to the whole room. Doors at the end open to:

Balcony

4.7m x 1.5m (15' 4" x 4' 9")

The balcony has clear 12mm glass.

Bedroom 3

3m x 2.6m (9'8" x 8'5")

Door to

En-suite

1.9m x 1.9m (6'2" x 6'2")

Shower room, with 3-piece white suite.

Outside

To the front of the development are parking spaces and use of the beautifully kept communal gardens, which include various sitting areas and a BBQ area down near the coastal path.

Behind each property there is a small courtyard suitable for storage purposes.

Brief Specification

- Gas fired central heating by radiators.
- UPVC double glazing.
- Laminate flooring in the Living and Kitchen area.
- Carpet in Bedrooms 1,2 and 3.
- Fitted washer/dryer in the utility room.
- Fitted wardrobes in Bedroom 1 and Bedroom 2
- White 3-piece suite in the bathroom and en-suite shower room.
- T.V. and hard wired telephone socket/router in the living room.
- Oak internal doors with silver/ satin handles throughout.
- Kitchen - either 'Sheraton' white gloss units, or 'Hemlock Nordique' units.
- Built in oven, gas hob, fridge-freezer, dishwasher.
- Washer/dryer in the utility room.
- Dimmable spotlights throughout.
- Lounge with pendant lights.
- Switchable sockets for floor/ table lamps.
- White electrical switches, some with USB.

If you use the Golden Bay site to manage your holiday bookings they will completely furnish the house free of charge so it is ready for immediate letting.



Tenure

New 116 year lease ending 2135.

Maintenance charge Equal share of the annual cost
1/75th £1,316 plus VAT
Ground Rent: £2,500 plus VAT
Buildings insurance £400 (approx.)

Services: All main services connected.
UPVC Double Glazed. Gas Central Heating

Energy Performance Certificate: Design Saps
available for inspection if required

Council Tax Banding: A

Directions

From Bideford proceed out of the town past Morrisons towards Heywood roundabout on the A39. Proceed over the roundabout, continue along this road (Atlantic Way) into Westward Ho!, join the one way system and bear left. Pass Ocean Park apartments and take the first right into Merley Rd and the entrance to Golden Bay will be seen on the right.

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