



15 Link House

Nelson Road, Westward Ho! Devon EX39 1HS

Price Guide £199,950

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A super 2-bedroom first floor purpose-built apartment with sea views & within a short level walk of the village centre. The property provides a spacious lounge/diner, modern kitchen with fitted units and worktops, bathroom with separate shower, 2 double bedrooms plus a single garage. 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.



Internally: The apartment is neutrally decorated and offers light and airy accommodation with plenty of natural light with large windows. The kitchen and bathrooms are modern and functional and the lounge provides a superb view out to sea. Both bedrooms provide space for a double bed and both include fitted wardrobes.

Outside: There are well-maintained communal gardens laid to grass with drying areas and there is a **Single Garage** in a separate block with up and over door.

Services: Mains water, drainage and electricity (electric heating), uPVC double glazing

Tenure: Freehold (share)
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.

Energy Performance Certificate: C

Council Tax Banding: B

Directions: From Bideford Quay proceed along Kingsley Road, continue over the Heywood Road roundabout signposted Westward Ho! Drive down the hill into Atlantic Way through the one way system, pass the shops in Nelson Road and Link House is located on the left.



Accommodation Measurements:

Lounge/Diner

14'0 x 12'10 (4.27m x 3.91m)

Kitchen

9'6 x 9'10 (2.90m x 3.0m)

Bedroom 1

12'0 x 10'0 (3.66m x 3.02m)

Bedroom 2

11'4 max x 9'10 (3.45m max x 3.0m)

Bath & Shower Room

9'10 x 6'6 (3.0m x 1.98m)

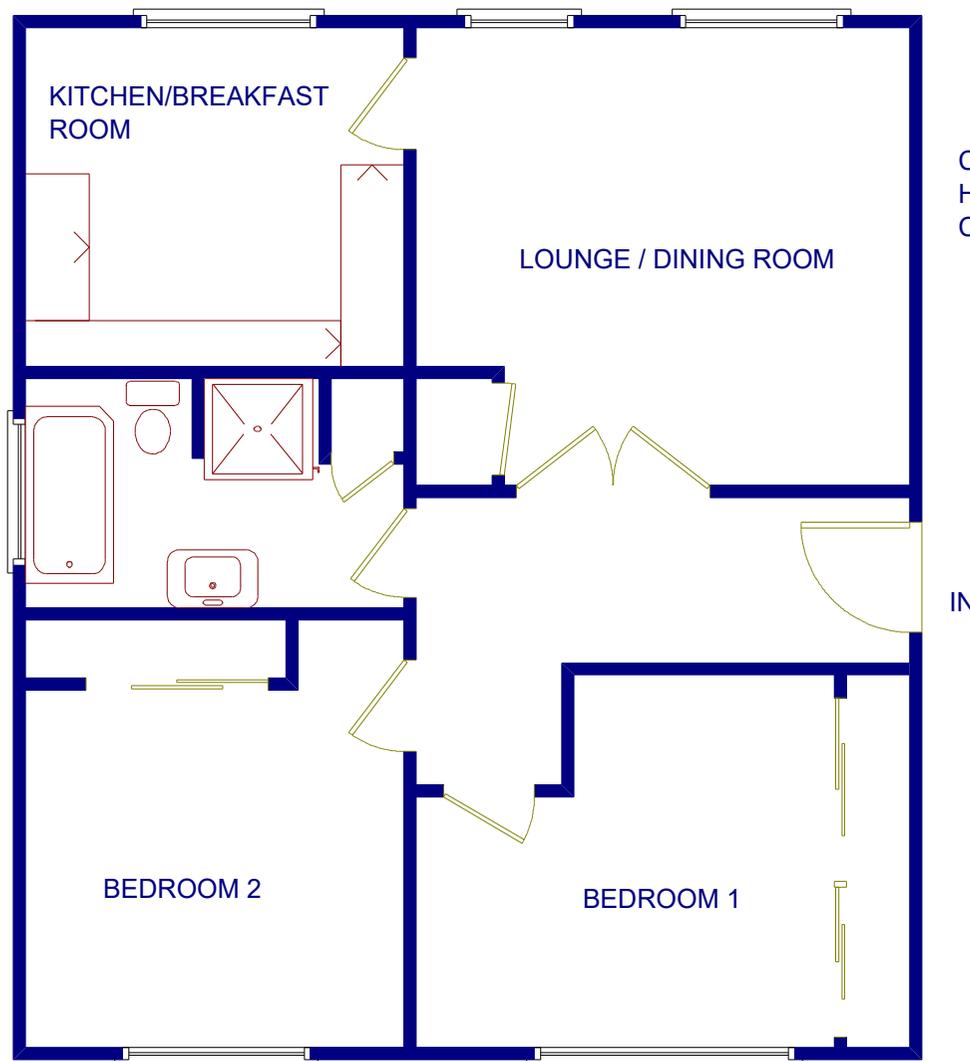
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