

4 Nautilus

Golf Links Road, Westward Ho! Devon EX39 1SY

Price Guide £399,950

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A stunning west-facing 2-bedroom duplex apartment favourably positioned in this frontline building, offering bright and airy accommodation with three balconies, the largest of the three having a superb view over the sea towards Lundy Island in the distance. 2 first floor double bedrooms (both with en-suite facilities) 2nd floor double aspect living space with balconies at each end, with a fabulous curved vaulted ceiling mirroring the contours of the famous 'Wave' roof of the building - incorporating living, dining and re-modelled kitchen space. Centrally located in the village with 2 parking spaces in a private gated car park to the rear. Long lease and share of freehold.

These properties make lucrative holiday rentals with a potential gross annual income in the region of £50,000 (Figure based on known properties in the development).

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.



Overlooking the magnificent Westward Ho! beach with uninterrupted views to Lundy island is this superbly presented two bedroom first & second floor duplex apartment. The spacious accommodation has a stylish finish with bright neutral tones throughout and benefits from copious amounts of natural light provided by floor to ceiling windows, taking advantage of the awe-inspiring views.

First Floor – LVT flooring throughout

Bedroom 1

4.42m x 3.43m (14'6 x 11'3)

En-suite Bathroom (recently upgraded).

Bedroom 2

3.68m x 3.73m (12'1 x 12'2)

En-suite Shower room (recently installed).

On the first floor are two sizeable double bedrooms both with floor to ceiling windows, the master also boasting a private balcony with sea views and a luxury en-suite comprising double bath with shower, WC and large wash hand basin. The second bedroom now offers a newly installed en-suite shower with WC and hand basin.

There is **Utility/Laundry room** which is excellent space. It houses the boiler and has plumbing and space for washing machine and tumble dryer as well as linen shelves.

Second Floor – LVT flooring throughout

Open Plan Living/Dining/Kitchen

10.67m x 4.57m (35' x 14'11)

The impressive second floor space includes floor to ceiling windows at either end, both with doors opening onto a balcony. The front aspect has been designed as the living room and enjoys reaching views over the sea toward Lundy Island.

The kitchen has been re-designed and now boasts a dining island and a new fully fitted set of cupboard and drawer units with stunning work surfaces making super use of the original space. A full range of integrated appliances include an

eye level double oven and induction hob with integrated white goods including a fridge, freezer and dishwasher.

Outside

Outside to the rear of the apartments is allocated parking for two vehicles within a secure gated area. Styled metal gates from each end of the development provide a brief walk to Westward Ho! sea front, sandy beach and a diverse range of popular restaurants, public houses and local amenities.

Tenure

The current owners have advised that the 2021-2022 Service Charge was £2460. Includes buildings insurance, maintenance of exterior and communal areas, and a sinking fund.

***The roof of the property is due for some maintenance work and upgrading under the buildings insurance which also includes re-decoration of the upper floor ceilings and walls.**

The Lease is 983 years, and includes a share of the freehold.

Services

All mains services connected, gas central heating (underfloor on 2nd floor), double glazing.

Council Tax Band: D

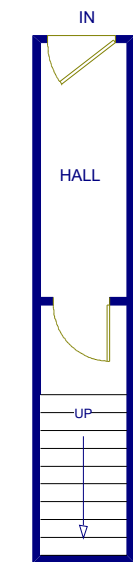
Energy Performance Rating: C

Directions

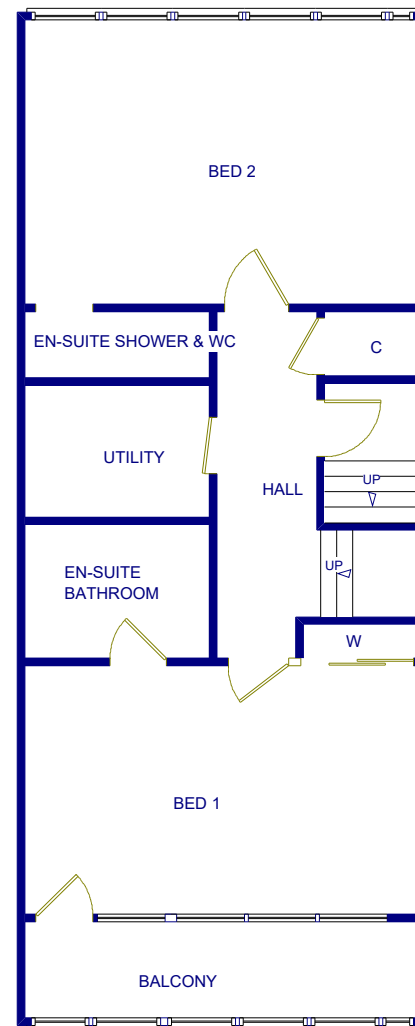
From Bideford Quay, proceed towards Westward Ho! crossing the A39 Heywood road roundabout. Continue for approximately two miles and enter the one way system at Westward Ho! Proceed on this road turning right at the end of the one way system and then left into Golf Links Road and then right into the car park. Access into the Nautilus apartments is through double gates from the car park.



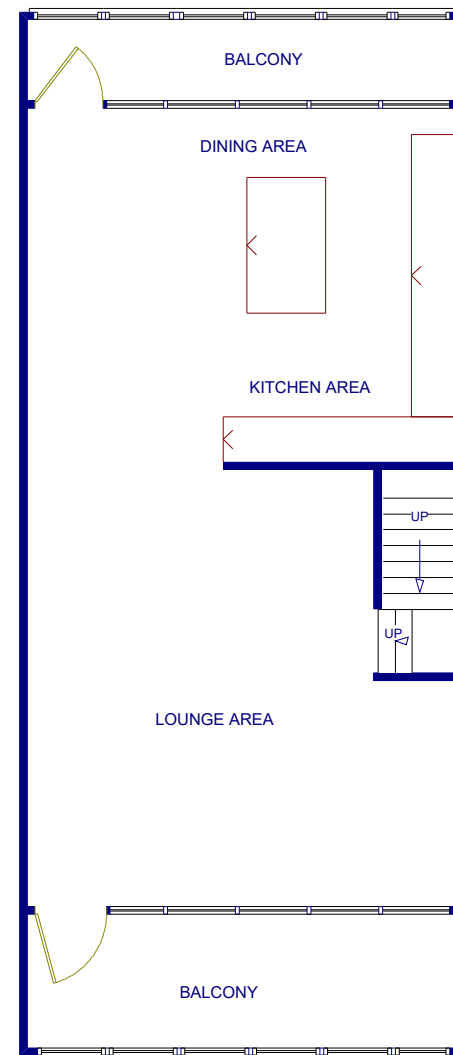
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