



## Apartment 4, Link House Nelson Road, Westward Ho, Bideford, EX39 1HS

Guide Price £219,950

- NO CHAIN
- Coastal Views
- Garage
- Level stroll to shops
- Freehold
- Three bedrooms
- Residents parking
- Popular seaside location

## Apartment 4, Link House

4 Link House is a well maintained and spacious three bedroom first floor apartment, located in the sought after village of Westward Ho! The accommodation includes a spacious living/dining room with lovely views out to the sea and a well equipped modern kitchen. There are 2 double sized bedrooms, 1 enjoying coastal views and a further single bedroom which could be utilized as an office, also with views. The property benefits from an efficient electric air heating system and double glazing throughout and also includes a single sized garage situated close by as well as ample communal parking. The apartment is very well presented and is being offered with no onward chain.



Council Tax Band: B



## FIRST FLOOR

### Entrance Hall

Welcomes you into the home, with useful cupboard space.

### Lounge/Diner

27'5" narr to 18'2" x 14'0"

Large double aspect room with electric fire and sea views.

### Kitchen

9'5" x 6'8"

Modern kitchen with electric Hob, fridge/freezer, oven, sink.

### Bedroom One

9'11" x 9'9"

Large double bedroom with sea views and built in wardrobes.

### Bedroom Two

10'8" x 9'10"

Another good size double bedroom.

### Bedroom Three

10'5" x 6'9"

A good size single bedroom/office.

### Shower Room

6'10" x 6'10"

A modern white suite comprising a good size corner shower, low level WC and hand wash basin.

### Outside

The property is located within easy reach of the village and provides communal gardens and residents parking.

### Garage

The property benefits from a single garage with an up and over door.

### Services

All mains services connected. Electric heating.

### Viewings

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998

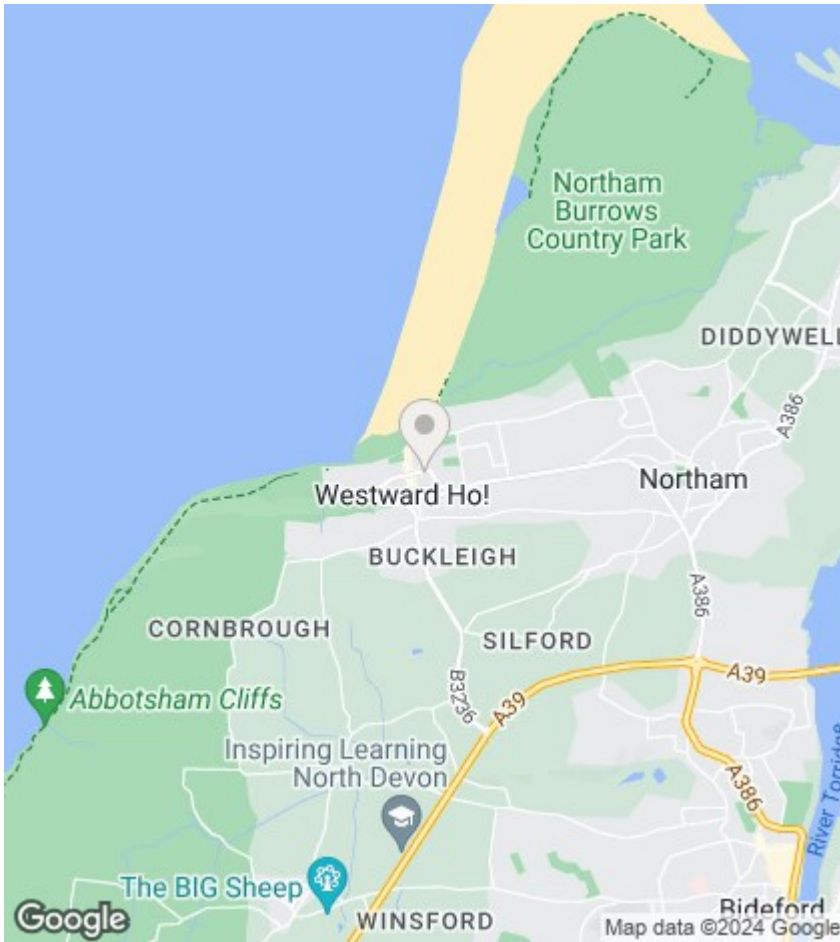
### Property Details

Link House is made up of 48 flats and the owner of each flat pays approximately £1,000 per annum, payable quarterly to cover buildings insurance, external decoration, and the upkeep and maintenance of grounds and communal areas.

We have been made aware that the owners of each flat are responsible for their own windows, no holiday letting is allowed but you can rent the property out on a long term (minimum 6 month short hold tenancy agreement) basis. We

have been informed that pets are allowed as long as they are not deemed a nuisance.





## Directions

From our office on The Quay, continue along the A386 passing Morrisons Supermarket on your right and proceed straight ahead at Heywood roundabout. Continue on this road signposted to Westward Ho! without deviation and follow the road down the hill passing the speed camera. Continue along Atlantic Way as it narrows onto the one-way section and follow this as it bears around to the right and back onto yourself into Nelson Road. Continue to the end as the road proceeds back up the hill, Link House will be found on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 