



27 Nautilus Golf Links Road, Westward Ho, Bideford, EX39 1SY

Guide Price £275,000

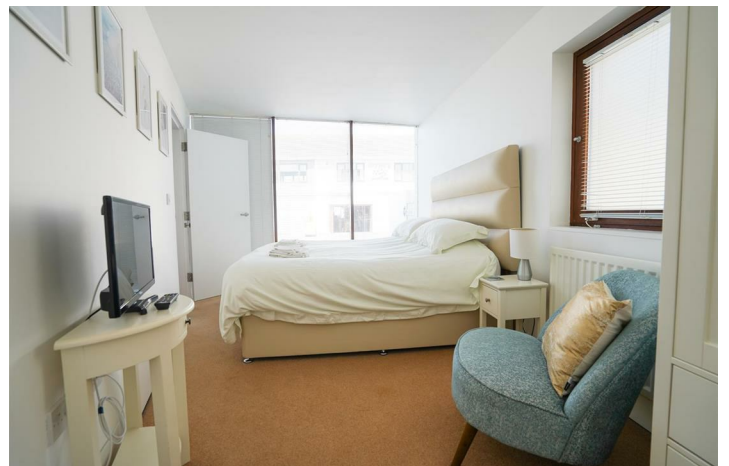
- Footsteps From The Beach
- Heart of The Village
- Only Ground Floor Two Bed Apartment in Development
- 2 Bathrooms
- Must See
- Sea Views
- Outside Space
- 2 Double Bedrooms
- Open Plan Living
- Popular Holiday Let

## 27 Nautilus, Westward Ho!

Just footsteps from Westward Ho! beach, this individual, easy to run two-bedroom ground floor apartment offers spacious accommodation. The property occupies this end position within the block, that allows for this unique layout of apartment, being the only ground floor with the second bedroom, and offers a larger outside space as a result. Occupying a prime location in the centre of the village, the apartment enjoys open plan living, two double bedrooms, one with an en suite shower room, modern family bathroom along with a delightful deck taking full advantage of the vista. The property is just a short level stroll from the local shops, restaurants, village green, sandy beach and the South-West coast path. This is thought to be ideal for those seeking an impressive second home/holiday retreat or a home for full-time occupation within this convenient position.



Council Tax Band: B



## Location

Located within the heart of Westward Ho! just footsteps from its 2 miles of golden sandy blue flagged beach is a favourite with surfers, families, and bathers alike. Protected by the unique natural feature of the pebble ridge, the Northam Burrows Country Park is a popular spot with walkers and cyclists and is also the home of England's Oldest Golf Club, the Royal North Devon. The charming fishing village of Appledore is within 2 miles, with its maze of cobbled streets and picture postcard cottages. Appledore boasts a thriving selection of restaurants, pubs and cafes and its back streets are lined with independent shops and galleries. Barnstaple, the regional centre of North Devon, is approximately 10 miles away, reached via the North Devon link road, offers all the area's main shopping, business, commercial and leisure pursuits. Barnstaple's train station offers a link to the city of Exeter with connections to London and beyond.

## Communal Entrance Hall

Private entrance serving number 27 and the apartment above.

## Open Plan Lounge/Kitchen/Diner

22'3" x 15'5" max

This idyllic open-plan space is perfect for socialising, with UPVC double glazed picture windows and door onto front decking and enjoying wonderful views on to the busy promenade and out to sea.

Ample living and dining space, with Kitchen which is fitted with eye and base level units with marble work surfaces. Built-in electric oven and induction hob with extractor hood over. Integrated fridge and freezer. Stainless steel sink with drainer. Radiator, wood effect flooring.

## Bedroom 1

16'6" x 9'11" max

A spacious double room with a dual aspect including large picture window to front decking, offering a wonderful sea view from the comfort of your bed.

## Ensuite Shower Room

A spacious En-suite comprising large walk-in enclosure with mains shower, WC, heated towel rail and hand wash basin.

## Bedroom 2

16'10" x 9'2" max

A further good size double room with UPVC double glazed window to property rear.

## Bathroom

Bath with shower over, hand wash basin and WC. Built-in airing cupboard. Space and plumbing for appliances.

## Outside

The property boasts a delightful raised decking, occupying a fantastic beach side position and enjoying superb views onto the promenade and out to sea.

## Parking

1 allocated parking space located outside the entrance to the apartment, within this secure gated parking area.

## Lease Details

The balance of a 990 year Lease remains which commenced on 21/03/2003.

Service Charge including Ground Rent = 3.3% of total Service Charge based on total square footage and payable every 6 months.

Fees from March 2022 - March 2023 - £2705

## Viewing


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



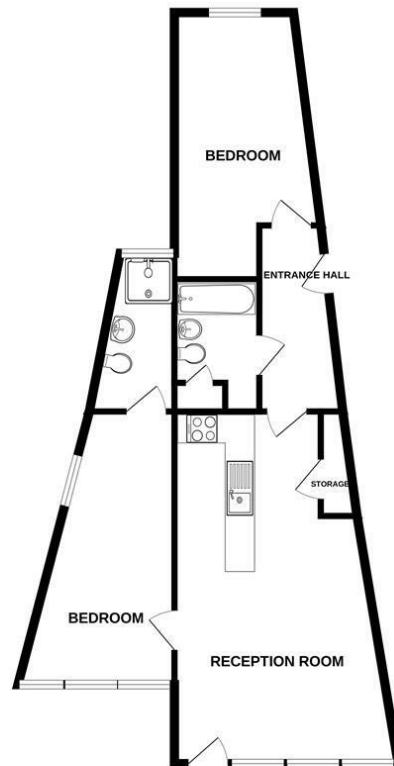
## Directions

From the A39 at Heywood Roundabout, head North towards Northam and Westward Ho! Proceed without deviation for approximately 1 mile and continue down the hill, past the speed camera, into Atlantic Way. Continue straight ahead the full length of Atlantic Way and into the One Way system. Follow this road without deviation as it bears around to the right into Nelson Road. Take the second left into Golf Links Road and proceed down the hill where Nautilus will be found on the right hand as the road bears around to the right. Parking will be found to the rear of the building through the main carpark opposite The Green.



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>	73	77
(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 	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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