



## 6 Hamilton Court, Bath Hotel Road, Westward Ho!, Bideford, EX39 1LE

Guide Price £209,950

- No Onward Chain!
- Perfect Investment/Holiday Let
- Low Maintenance
- Open Plan Living
- Stones Throw From The Beach
- Modern Fitted Kitchen With Built In Appliances
- Solar Panels Providing Hot Water
- Central Location

# 6 Hamilton Court, Westward Ho!

Welcome to apartment 6 Hamilton Court. Boasting a convenient position just a short stroll from the beach and village centre with its range of attractive pubs and restaurants. The top floor apartment offers contemporary style living with very little maintenance, ideal for a holiday escape, holiday let investment or a modern home by the sea. Featuring two bedrooms, one of which features a balcony with a sea view, open plan living, modern fitted kitchen with built in appliances and with the added bonus of solar panels which heat the hot water. Available now with no onward chain, we highly recommend internal viewing to avoid disappointment.



Council Tax Band: B



## Location

The seaside resort of Westward Ho! boasts a glorious stretch of golden sand which is considered a mecca for water and wind sports enthusiasts. The village also caters well for its residents providing a number of local shops and stores and a selection of public houses and restaurants. Within easy reach are the popular villages of Appledore and Instow, both just a short drive away and each providing a plethora of local shops, restaurants and bistros. Barnstaple, the regional centre of North Devon, is approximately 10 miles distant and provides high street shopping, the Tarka Rail Line to Exeter in the South and a convenient route to the M5 motorway via the North Devon Link Road.

## Entrance Hall

Welcomes you into the property.

## Open Plan Living

20'2" x 14'6"

The open plan design is perfect for entertaining. The kitchen area has been fitted with a range of stylish matching units finished with an attractive worktop. Equipped with a range of integrated appliances including an electric oven, induction hob with extractor over, fridge/freezer and dishwasher.

## Bedroom One

11'5" x 9'8"

A good sized double bedroom with double doors leading to a glass balcony.

## Bedroom Two

9'10" x 8'10"

A further good size double bedroom.

## Bathroom

6'5" x 5'9"

Fitted with a modern white suite comprising a bath with shower over, low level WC and wash hand basin. Access into large airing cupboard housing boiler and plumbing and space for washing machine.

## Shed

Shared by two other flats, perfect for storage.

## Services

All mains services connected, Gas central heating. Solar panels that heat the hot water.

## Holiday Let

The property offers great potential as a holiday let investment, to find out more about projected property performance, contact the team on 01237459998.

## Viewings

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

## Agents Notes

Each apartment owns one third of the freehold therefore there is no ground rent or maintenance to pay. All bills and maintenance are divided by three.

There is also loft access for storage.



## Directions

From the A39 Heywood Road roundabout take the turning signposted to Northam, Appledore and Westward Ho! Stay on this road passing the Durrant House Hotel on the right hand side and continue on, passing the speed camera on the left where the road then drops downhill. Continue on, until joining the one way system and after some distance, the roads bears to the right. Take a left onto Bath Hotel Road and 6 Hamilton Court will be found on the right hand side.



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

