



## 12 Inglebrook Heights, Westward Ho, Bideford, EX39 1GU

Price Guide £235,000

- Tucked Away Location
- Sea Views
- Private Garden
- Ideal Holiday Home/Let
- No Chain!
- Modern Open Plan Living
- Allocated Parking
- Master With Ensuite
- Immaculately Presented Throughout



# 12 Inglebrook Heights, Bideford EX39 1GU

Just a short stroll from the sandy shores of Westward Ho!, this second-floor apartment offers breathtaking sea views and a seamless blend of contemporary design and practicality. The thoughtfully designed open-plan layout creates the perfect social space, combining stylish living, dining, and kitchen areas. Presented in immaculate condition throughout, the apartment boasts a high-quality finish and has been tastefully styled by the current owners. With a private garden space and allocated parking included. Currently operating as a successful holiday let, this property offers a fantastic turnkey investment opportunity, a charming coastal retreat, or a sound first-time buy. No onward chain!



Council Tax Band: Exempt



### Entrance Hall

The property is accessed via a communal entrance hall, shared with one other apartment in the block, offering a welcoming introduction to the home.

### Porch

The porch offers plenty of space for coats and shoes, providing entry into the apartment.

### Open Plan Living

20'8" x 17'7"

The open-plan living area is the perfect social hub, thoughtfully designed to include a dining table and chairs, along with a comfortable lounge area illuminated by a large window that fills the room with natural light. The kitchen is well-appointed with a range of matching base and wall units, offering ample countertop space and housing built-in appliances such as a gas hob, fridge/freezer, and stainless steel sink.

### Bedroom One

12'7" x 11'9"

A generously sized double bedroom showcasing stunning views over Westward Ho! and further enhanced by the convenience of an ensuite shower room.

### Ensuite

9'3" x 4'11"

A modern three-piece suite featuring a walk-in shower cubicle, a low-level WC, a hand wash basin, and a heated towel rail for added comfort.

### Bedroom Two

11'5" x 7'6"

A spacious double bedroom, benefitting from a large window that fills the room with natural light.

### Bathroom

8'6" x 6'3"

A modern three-piece suite featuring a bath with a shower attachment over, a low-level WC, a hand wash basin, and a heated towel rail.

### Garden

The property boasts a private garden space tucked away to the side, offering a peaceful retreat with stunning views over Westward Ho! This outdoor area also includes the added convenience of a handy storage shed.

### Services

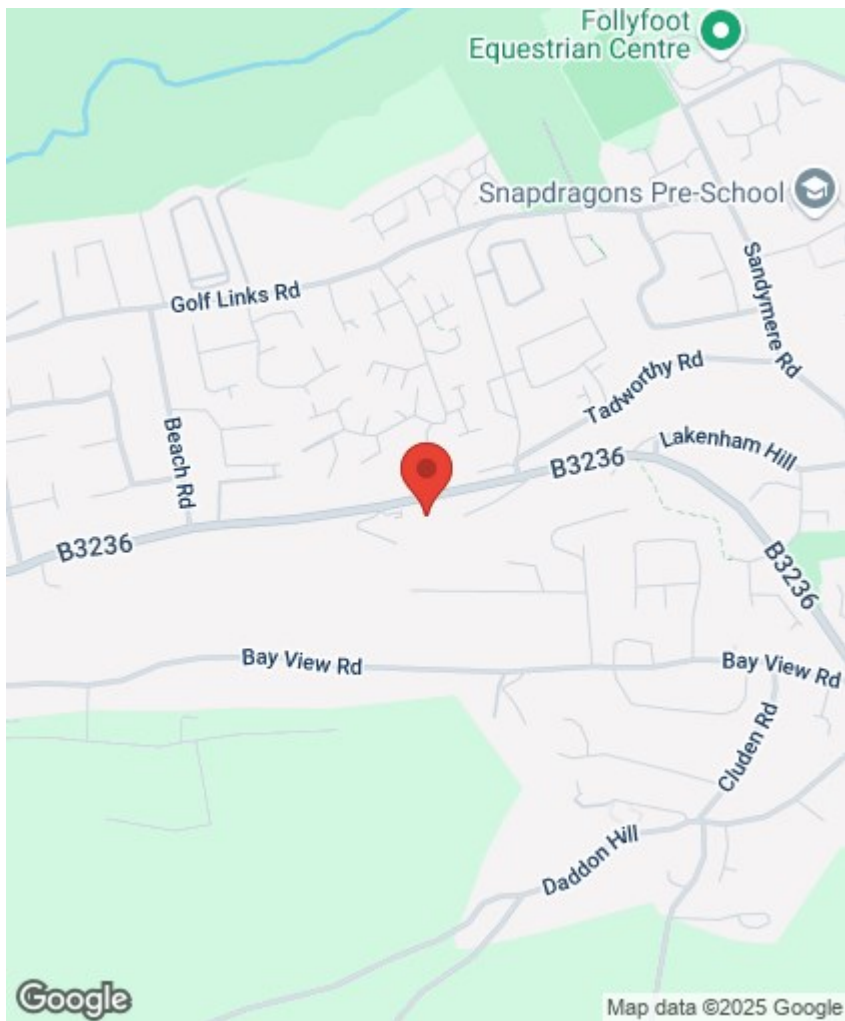
The property benefits from gas central heating and is fully connected to all mains services. A service charge is in place to cover the upkeep of the communal areas, amounting to £694.18 for the period from October 2022 to September 2023.

### Agents Notes

The "Coach House" is freehold, with the current owners holding the title. They provide leaseholds for the first-floor apartment and four ground-floor garages. The owners arrange the annual buildings insurance policy, which is charged back to the leaseholders on a pro-rata basis. The current policy runs until 4th September 2024, and a clause in the leases requires owners of Flat 11 and the garages to contribute their share of the premium.







## Directions

From our office on Bideford Quay head North towards Northam and Westward Ho!. Continue straight over Heywood roundabout and proceed without deviation for approximately 1 mile. Continue down the hill as the road bears left into Westward Ho! and onto Atlantic Way. Take a left turn onto Inglebrook Heights where the property will be found at the top of the hill on your left hand side.

## Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

## EPC Rating:

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

