



41 Link House Nelson Road, Westward Ho, Bideford, Devon, EX39 1HS

Asking Price £149,000

- NO CHAIN
- Coastal Views
- Popular Seaside Location
- Close to Amenities
- Freehold Apartment
- Two Double Bedrooms
- Residents Parking

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41 Link House is a well maintained deceptively spacious two bedroom second floor apartment, located in the sought after village of Westward Ho! The accommodation includes a spacious living room with double glazed patio doors leading to a private balcony and a well equipped kitchen. There are 2 double sized bedrooms both of which enjoy wonderful coastal views. The property benefits from gas radiator heating and double glazing throughout and also benefits from communal parking. The apartment would benefit from some modernisation and is being offered with no onward chain.



Council Tax Band: B



Entrance Hall

Welcomes you into the property.

Hall

With handy built in cupboards.

Living Room

17'7" x 13'11"

Spacious room with a lovely high ceiling, perfect for entertaining.

Kitchen

9'8" x 9'1"

A range of matching units. Space for oven and plumbing for a washing machine.

Bedroom 1

12'7" x 9'7"

A generously sized double bedroom enjoying coastal views.

Bedroom 2

11'3" x 7'8"

A further good sized double room with coastal views.

Bathroom

8'0" x 5'5"

A modern white suite comprising a bath with shower over, 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.

Services

All mains services connected. Gas central heating.

Property Information

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.

Agents Note

In accordance with the Estate Agents Act 1979 sections 21, 31 and 32 any potential purchasers are drawn to the

fact that the owners of this property are connected with the Directors of Morris and Bott.

Viewings

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



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.

EPC Rating: C.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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

