



24 Stanwell Drive, Westward Ho!, Bideford, EX39 1HE

Asking Price £315,000

- Spacious Two Bedroom Apartment
- Stunning Open Plan Living
- Ideal Home or Lock Up and Leave
- Private Balcony
- Stunning Sea Views
- Well Maintained Communal Gardens
- Two Double Bedrooms
- NO CHAIN!



## 24 Stanwell Drive, Bideford EX39 1HE

Morris and Bott are delighted to present this beautifully appointed two double bedroom ground-floor apartment, set in an enviable elevated position with breathtaking views across Westward Ho!. The home features a spacious open-plan living and dining area with a fully fitted kitchen, two generously sized double bedrooms — both with en-suites — and a private balcony where the spectacular coastal outlook can be enjoyed to the fullest. Available now, with no onward chain!



2



2



1



C

Council Tax Band: C





## Ground Floor

### Communal Entrance Hall

The communal entrance hallway is well maintained, neatly presented, and offers a warm welcome into the building.

### Kitchen

12'5" x 7'6" m

The kitchen is fitted with a range of matching wooden wall and base units, complemented by roll-top work surfaces and tiled splashbacks. It includes a 1.5 bowl sink with mixer tap and a full suite of integrated appliances: 4-ring gas hob with extractor, electric oven, dishwasher, and fridge/freezer.

### Open Plan Living

24'11" x 16'11"

The dual aspect design creates a light and airy atmosphere, with exceptional sea and beach views framed by a large UPVC double-glazed window. A coal-effect electric fire set within a marble surround and hearth provides an attractive focal point for the room.

### Bedroom One

12'11" x 12'0"

The spacious master bedroom enjoys sliding doors leading out to a private balcony, perfectly positioned to take in the panoramic views. It also benefits from built-in, mirror-fronted double wardrobes.

### Ensuite

The bathroom is fitted with a bath with shower attachment over, a separate walk-in shower, heated towel rail, low-level WC, and wash hand basin.

### Bedroom Two

14'0" x 8'1"

A further generously sized double bedroom enjoying a bright south-facing aspect.

### Ensuite

The en-suite is fitted with a fully tiled shower, low-level WC, heated towel rail, and wash hand basin.

### Outside

The communal gardens wrap around the property, taking full advantage of the beautiful coastal views. A secure, key-coded entrance provides access to the parking area, offering off-road parking exclusively for residents.

### Services

All mains services connected, gas fired central heating.

£170pm Service Charge

### Lease details

The property is held on the remainder of a 199-year lease that commenced in 2003. The monthly service charge of £170 covers buildings insurance, communal area maintenance and cleaning, as well as gardening. The apartment also benefits from a one-twelfth share of the freehold.



## Directions

From our office on The Quay, continue along the A386 passing Morrisons Supermarket on your right. Proceed up the hill until reaching the Heywood Road roundabout. At the roundabout take the 1st exit left onto the North Devon Link Road towards Bude, and take the first exit signed posted towards Westward Ho! Continue on this road for approximately 1/2 mile and take the left hand turn into Cornborough Road. Take the first right into Stanwell Drive where the apartments will be found after a short distance as you go around the drive.



## Viewings

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

## EPC Rating:

C

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 79      | 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 |



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 can be given as to their condition or operation.