



3A Cleveland Terrace, Westward Ho, EX39 1JR Offers in excess of £180,000

Goodmove present this 3 bedroom TOP FLOOR maisonette for QUICK sale on Cleveland Terrace, Westward Ho, Bideford, EX39. Boasting a breath-taking coastal vista across the bay, the glorious beach at Westward Ho! and onto Saunton Sands, this impressive maisonette commands an enviable vantage point within this ever-popular coastal village.

Enjoying spacious and well-planned accommodation along with some attractive character features, the property is within walking distance of the local shops, restaurants, village green, sandy beach and the South-West coast path and is ideal for those seeking an impressive home for full-time occupation or quirky second home/holiday retreat.

The property has been attractively priced to promote a quick sale and would invite all buyers in a position to proceed to view. Please call for more information.



Lease Details

963 years remaining on the lease
Ground rent - peppercorn
Service charge - 44% of expenditure*
*Details provided by the vendor

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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