



A 2 bedroom apartment located on the 2nd floor which is located only a stones throw from the centre of Westward Ho! The apartment offers spacious accommodation with the advantage of an allocated garage in a nearby block. No Onward Going Chain

BLAK
PROPERTY

BLaK Property, 32 Bridgeland Street, Bideford, Devon, EX39 2PS
Sales 01237 423888 Lettings 01237 471855
Email bideford@blakproperty.co.uk
Website www.blakproperty.co.uk



29 Link House, Westward Ho!, Bideford,
Devon, EX39 1HS | £169,950

Westward Ho! is a popular seaside resort famous for its pebble ridge and long promenade, along with approximately three miles of lovely sandy beach. Behind the pebble ridge lays Northam Burrows Country Park, and The Royal North Devon Golf Club. Local amenities in the centre of Westward Ho! offer a good range of shopping facilities, restaurants, cafés and public houses. A regular bus service runs to the port and market town of Bideford (approx. 2 miles) where a wide range of shopping, banking and recreational facilities can be found. The A39 North Devon Link Road provides access to the regional centre of Barnstaple and beyond to the national motorway network at Junction 27 of the M5 at Tiverton

Directions to find: From Bideford proceed over the Heywood Road roundabout on the A39 and follow the sign posts to Westward Ho! and Northam. Follow this road passing the speed camera down into Atlantic Way and follow right round into the village and turn first right off the one way system into Youngaton Road and at the bottom turn right into Nelson Road. Follow the road round and the entrance to Link House can be found after a short distance on the left. Flat 29 is located in the first block in the right hand side.

Living Room: 23' 0" x 14' 0" (7.01m x 4.26m) A bright and airy dual aspect room. The room opens into the kitchen with a cupboard housing the electric warm air system.

Kitchen: 9' 10" x 6' 11" (2.99m x 2.11m) Kitchen area with vinyl flooring together with cream fitted units at both base and eye level with integrated single oven, electric hob with extractor fan over. Space for a washing machine and fridge.

Balcony: 6' 7" x 5' 0" (2.01m x 1.52m) Sliding doors opening into a covered balcony area with upvc double glazed window.

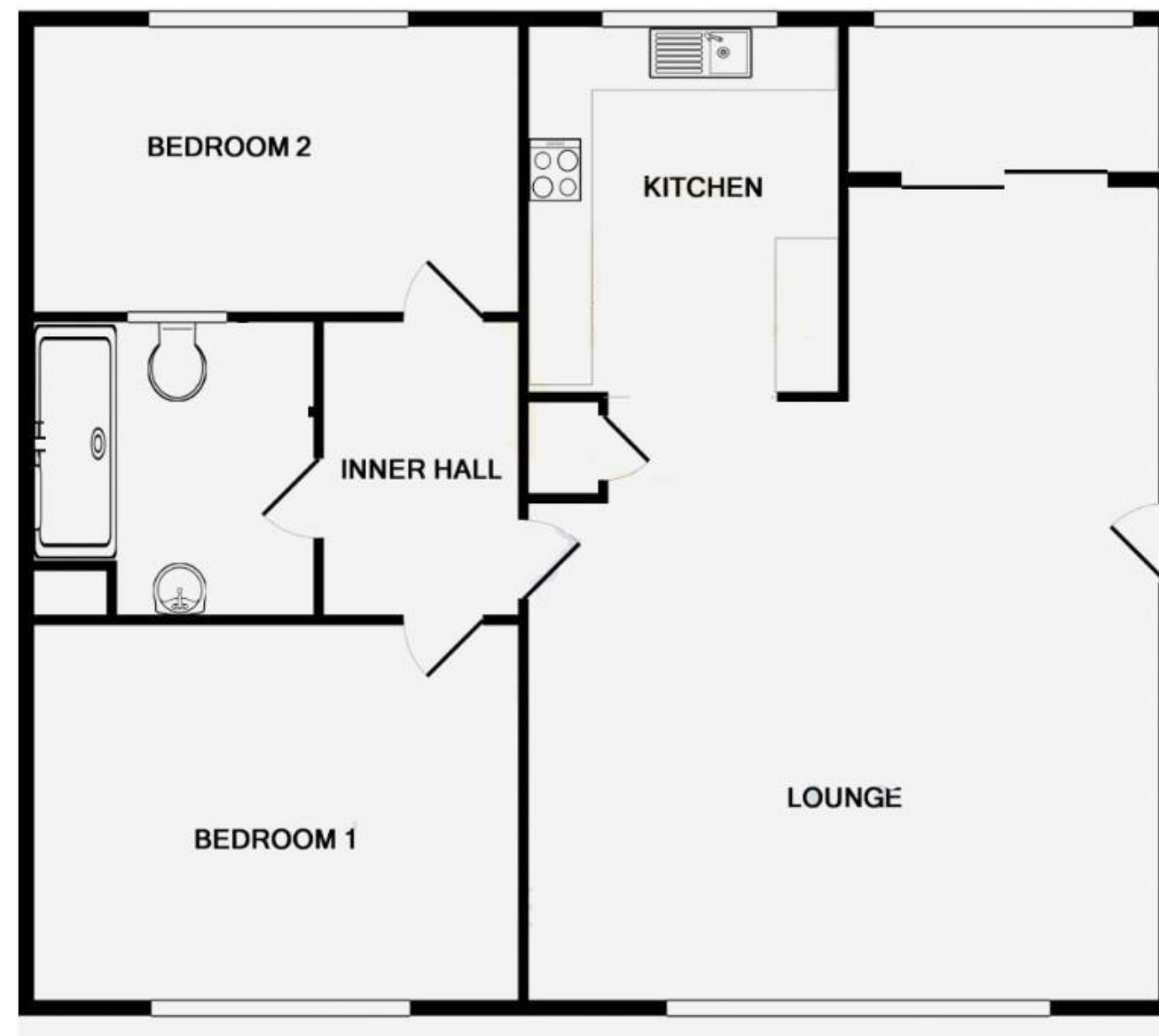
Inner Hall:

Bedroom 1: 11' 1" x 9' 11" (3.38m x 3.02m) Located at the front of the property with sea glimpses.

Bedroom 2: 9' 11" x 9' 9" (3.02m x 2.97m) Located at the rear of the property.

Bathroom: 7' 0" x 6' 7" (2.13m x 2.01m) 3 piece bathroom suite comprising of low level WC, wash basin and panelled bath with mixer shower over.

Service Charge: Link House development is made up of 48 flats and is managed by a resident's association which each owner is a part of. The owner pays £253 per quarter to cover buildings insurance, external decoration, ground maintenance, cleaning and maintenance of communal areas.



THE PROPERTY MISDESCRIPTIONS ACT 1991: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998: Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.