

Presented in immaculate condition and located in the centre of this popular coastal Village a 1 Bedroom first floor flat with early viewing strongly recommended



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Flat 1, 7 Nelson Terrace Westward Ho!  
 Bideford, Devon, EX39 1LG | Guide Price  
 £145,000



Briefly the property comprises: Communal entrance Hall and staircase to front door, Lounge, Kitchen, Bedroom and Shower Room. Being located in the centre of this sought after coastal village with amenities including a good selection of shops, bakers, general store, post office and hairdressers as well as a good range of pubs and restaurants and the normal seaside facilities. Westward Ho! Is renowned for its safe sandy surfing beach which flanks Northam Burrows Country Park and The Royal North Devon Golf Course.

The property is located within half a mile of the A39 and 2 miles of the port and market town of Bideford which benefits from a good range of both local and national high street shops, school's banks and leisure facilities.

Directions to find: As you enter Westward Ho! Follow the oneway system taking the first turning right into Youngaton Road, take the first right into Nelson Terrace and No 7 is a short way along on the left.

The accommodation comprises (All measurements are approximate)

Lounge: 11' 2" x 9' 2" (3.40m x 2.79m) UPVC double glazed windows, wall mounted convector heater, feature fireplace (Non functional)

Kitchen: 7' 8" x 5' 10" (2.34m x 1.78m) Fitted with a range of new base and wall cupboards with inset stainless steel sink unit, tiled splash backing, plumbing for washing machine.

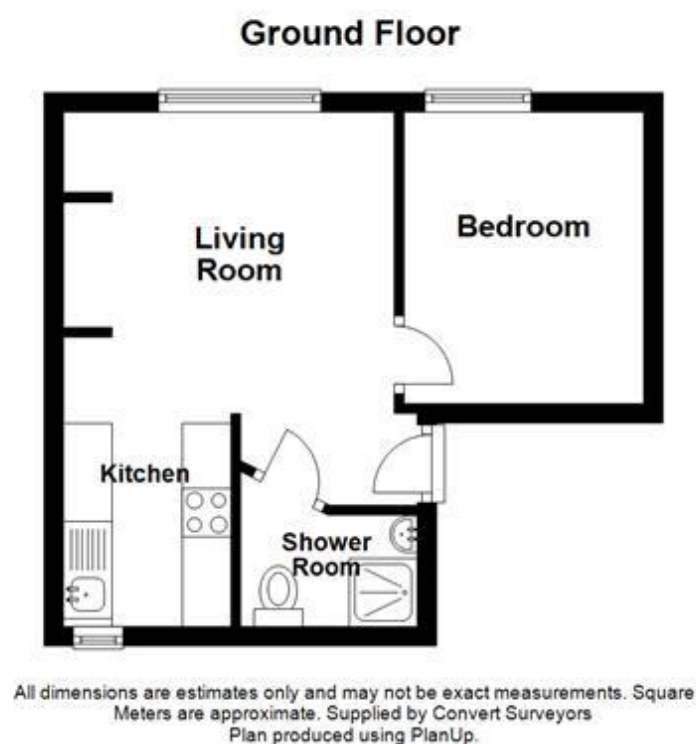
Bedroom: 9' 8" x 8' 0" (2.94m x 2.44m) UPVC double glazed window, wall mounted convector heater

Shower Room: 6' 7" x 5' 0" (2.01m x 1.52m) Fitted with a three piece white suite comprising shower cubicle with electric shower, wash hand basin with tiled splash backing and low level WC, heated towel rail, spotlight/extractor.

Tenure: Leasehold 999 year lease from 2022 Ground Rent £50 Service Charge £53.66 PA Insurance £118.70 For the Year Ending 2023

Outside: Above the front door are 3 useful storage cupboards

Services: Mains Water Mains Electricity Mains Drainage



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