



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



A ground floor two bedroom apartment having been re-configured, improved and insulated by the current owner. Ideally located for the beach and amenities of Westward Ho! Electric heating and UPVc Double Glazing. Communal parking. No onward chain. EPC-D



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25 Kala Fair, Bideford, Devon, EX39 1TX |
 £141,000

Briefly the property comprises: Entrance Hall, Lounge, Kitchen with integrated appliances, 2 Bedrooms and fitted Shower Room. The property is a refurbished, updated 2 bedroom, ground floor flat in Westward Ho! Having the benefit of double glazing and being offered on the market with immediate vacant possession upon completion.

The property has been the subject of a major upgrade over the years to provide a comfortable, efficient home which is ready to move in to. With the installation of insulation to all external walls, floors and loft to provide improved sound and heat loss insulation, the property has a 'D' grade EPC rating.

The property also benefits from extraction to the kitchen and bathroom. Having the 'instant' hot water tank and the 'Mira' electric shower enables an occupier to have hot water on demand and hopefully help reduce energy bills. The kitchen has been upgraded with a modern white 'shaker style' kitchen, fitted oven, hob and extractor plus space for a washing machine and a full size fridge freezer. The bathroom has also been improved with a large corner shower unit, fitted vanity basin and toilet, bathroom cabinet, heater and extraction.

This 2 Bedroom apartment is considered to appeal equally as a comfortable permanent home, investment opportunity or ideal holiday retreat.

Kala Fair is situated within level walking distance of the Northam Burrows Country Park, the Royal North Devon championship Golf Course and the coastal village of Westward Ho! Westward Ho!, named after Charles Kingsley's famous novel, is renowned for its safe, sandy, surfing beaches and championship golf course - the oldest links course in the country, and offers a range of amenities including mini supermarkets, butchers, chemist and a range of recreational facilities. Other nearby villages include Northam, with its Burrows Country Park offering many attractive walks and stunning vistas, together with Appledore, famous for its pretty winding streets and quayside overlooking the Estuary across to Instow. A regular bus service provides access to the port and market town of Bideford, approximately 2 miles distant. The A39 North Devon Link Road provides access to the regional centre of Barnstaple, approximately 11 miles distant, and beyond to the national motorway network.

DIRECTIONS TO FIND: From Bideford Quay proceed towards Northam following the signposts into the village. Upon reaching The Square with the church on your left, take the right hand turning onto Sandymere Road. Take the 3rd left hand turning onto Golf Links Road. Take the 4th left hand turning into Kingsley Park and take the 2nd right hand turning into Kala Fair. Continue to the far end of the road turning left where number 25 will be situated in the block straight ahead.

The accommodation comprises: (All measurements are approximate)

Entrance Porch: UPVC double glazed front door off.

Living Room: 18' 4" x 9' 3" (5.58m x 2.82m) 2x Night storage heaters, UPVC double glazed window, fitted spotlights and wall lights.

Front Bedroom: 8' 9" x 8' 2" (2.66m x 2.49m) UPVC double glazed window, electric heater.

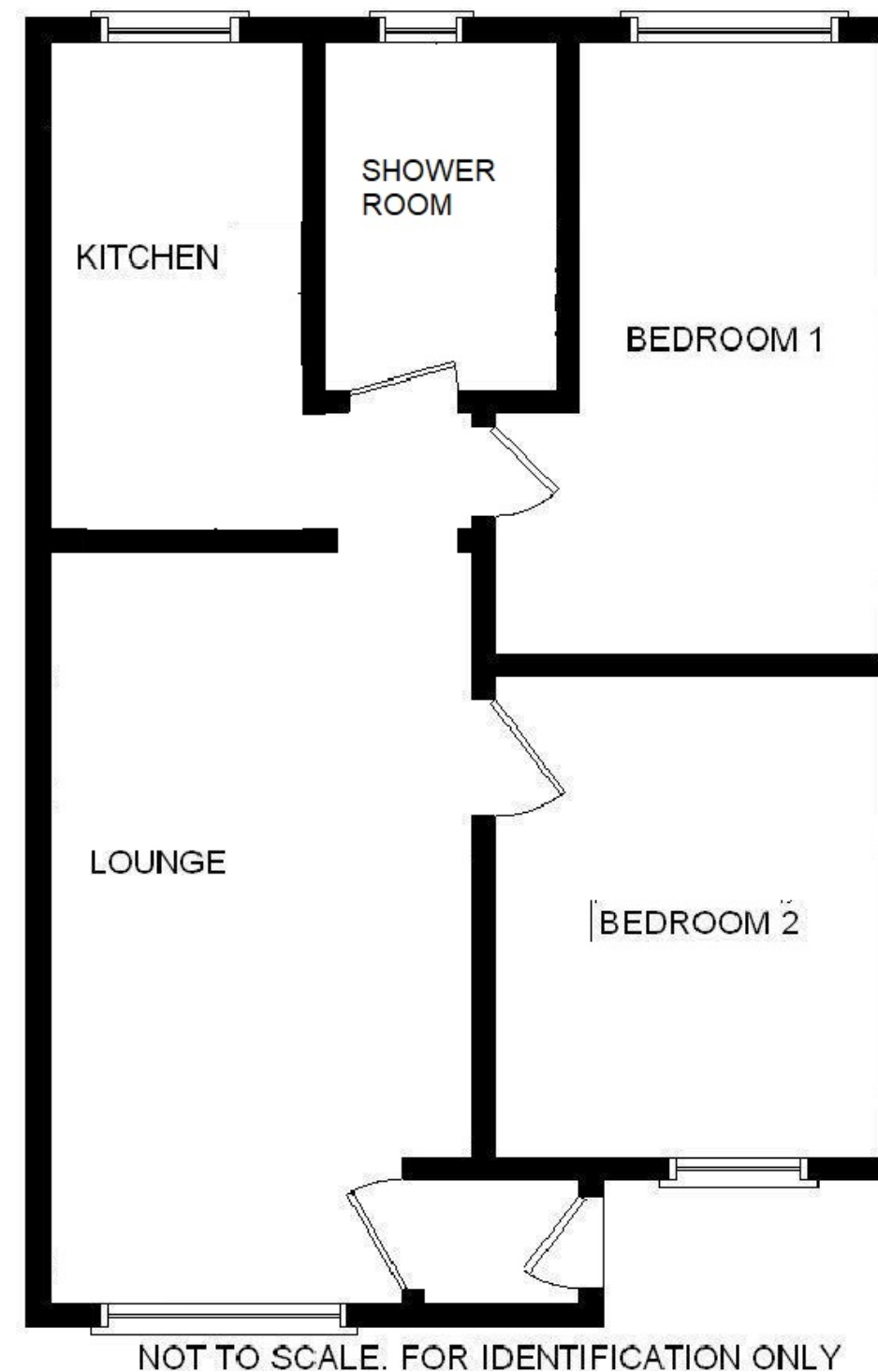
Kitchen: 9' 7" x 5' 0" (2.92m x 1.52m) Fitted with a white shaker style range of base and wall units with tiled splash backing, inset stainless steel sink, integrated induction hob, oven with stainless steel extractor above, spotlights, plumbing for washing machine, UPVC double glazed window.

Shower Room: 7' 1" x 5' 1" (2.16m x 1.55m) Suite comprising Large shower cubicle with thermostatic shower, integrated washbasin and WC with built in cupboards, wall mounted fan heater. UPVC double glazed window.

Rear Bedroom: 12' 1" x 8' 1" (3.68m x 2.46m) Built in wardrobe, electric heater. UPVC Double Glazed Window.

Outside: Communal grounds and parking areas.

Agents Note: The property is Leasehold with the balance of an original 999-year lease. Each apartment owner owns a 36th share of the Freehold and make up the management company Ground Rent and Maintenance Charge (including Buildings Insurance) is currently £900.00 payable in 2 installments (£450 each) on 1st January and 1st July annually NO pets allowed under the terms of the Lease.



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