



7 RIDGEWAY COURT, WESTWARD HO!, EX39 1TP

£239,000

A modern 2 bedroom semi detached house situated within walking distance of the sandy beach and amenities of Westward Ho! whilst offering excellently presented accommodation benefiting from double glazing & gas central heating together with enclosed rear garden and residents off road parking.

This stylish modern semi detached house is located within walking distance of the long sandy beach, pebble ridge and amenities of Westward Ho! making this the perfect opportunity for those seeking a home or weekend escape near the coast.

Currently a successful Airbnb, the property could be available on a fully furnished basis, ideal for first time buyers taking their first step onto the property ladder or equally those seeking a ready made income stream.

The accommodation is presented in excellent order, neutrally decorated in most parts with a tasteful injection of colour on feature walls whilst benefiting from gas central heating and uPVC double glazing.

The ground floor comprises a well-appointed kitchen together with comfortable lounge/ diner which connects directly with the garden via French doors.

The 2 bedrooms overlook the front and rear respectively and are served by a tiled bathroom comprising a crisp white suite.

The low maintenance garden provides a great space to unwind whilst the residents' parking area is only metres away.

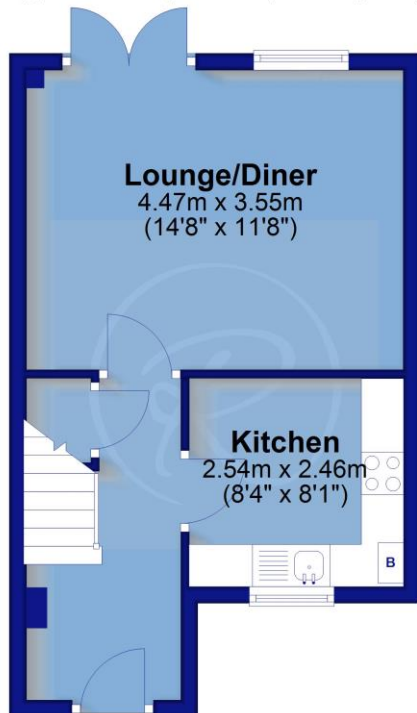
Services: All mains services are connected
Energy Performance Certificate: C (70)
Council Tax: BAND B (£1,855.55 per annum)

NO ONWARD GOING CHAIN



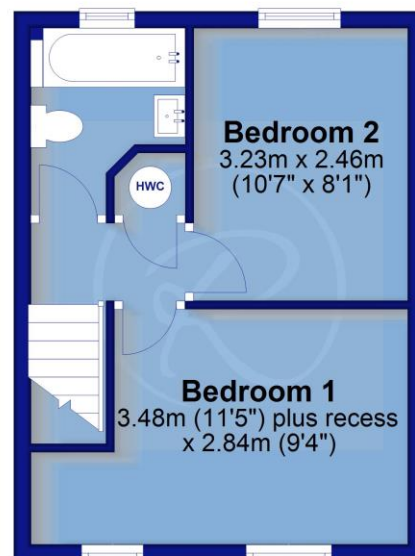
Ground Floor

Approx. 29.9 sq. metres (321.7 sq. feet)



First Floor

Approx. 27.1 sq. metres (291.4 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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