

# Regency

ESTATE AGENTS



**10 PUFFIN COURT, NORTHAM, EX39 1AF**

**£220,000**

A 2 double bedroom second floor apartment situated on the ever popular Bay View Road, approximately 10 minutes walking distance to the sandy beach at Westward Ho! and offering well presented accommodation enjoying superb sea views towards Saunton in the distance.

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Situated on Bay View Road, much sought after and approximately 5 – 10 minutes walk to the long sandy beach and amenities of Westward Ho!

10 Puffin Court is a well presented second floor apartment enjoying superb sea views across Westward Ho! towards Saunton.

Being the sole apartment on this floor, No10 offers a good level of privacy with the well proportioned accommodation benefiting from an abundance of natural light together with gas fired central heating, uPVC double glazing and sound proof flooring.

The lounge is perfectly positioned to take advantage of the stunning outlook whilst providing a comfortable living space. Meanwhile, the spacious kitchen/diner is well equipped with a range of modern cupboards & drawers together with ample space for dining.

Each of the 2 bedrooms are bright double rooms, with one benefiting from a great coastal view. The well appointed bathroom meanwhile, comprises a white suite and extensive tiled walls.

**Outside:** The apartment has its own designated car parking space.

**Leasehold:** The apartment benefits from an extended 991 year lease granted in 2023. There is annual ground rent of £75 and service charge of £1600, covering the buildings insurance, building maintenance and upkeep of the communal areas.

NB: Each individual Leaseholder has a 1/13<sup>th</sup> share of the Freehold.

**Services:** All mains services are connected  
**Energy Performance Certificate:** C (74)  
**Council Tax:** BAND C (£2,120.63 per annum)



Approx. 80.4 sq. metres (865.6 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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