

Regency

ESTATE AGENTS



25 LINK HOUSE, WESTWARD HO!, EX39 1HS

GUIDE £190,000

A spacious 2 double bedroom ground floor apartment with large lounge/dining room, modern kitchen & shower room whilst benefiting from electric heating & uPVC double glazing and being situated within walking distance of the beach & nearby amenities.

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Link House will be found in a highly sought after location within walking distance of the village shops & restaurants, long sandy beach & the famous pebble ridge.

Favourably situated on the ground floor, No25 opens directly into a spacious open plan lounge/dining room with snug overlooking the rear whilst an opening leads into the kitchen.

The kitchen comprises a range of modern eye & base level cupboards together with electric cooker and plumbing for washing machine. A useful opening allows for the breakfast bar to be accessed from just off the snug.

2 double bedrooms are accessed from the inner hall and overlook the front and rear of the property respectively, with each being served by the well appointed shower room.

To the outside, communal gardens serve four buildings within the complex with useful drying areas and bin stores together with residents off road parking. No25 also includes a useful 16'6 x 8' (5.03m x 2.44m) garage, situated in a nearby block.



AGENTS NOTE

A service charge of £1100 per annum (payable to the Link House Residents Association) contributes towards the buildings insurance & maintenance, cleaning & upkeep of the internal communal areas and the gardens.

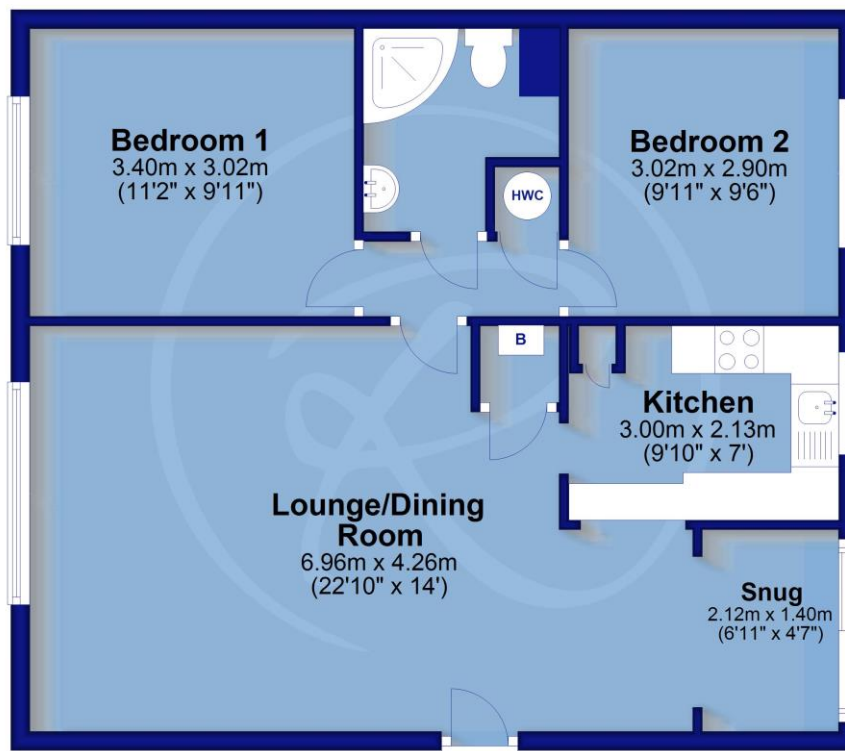
Services: Mains electricity, water & drainage

Energy Performance Certificate: E (54)

Council Tax: BAND B (£1,855.55) per annum)

Ground Floor

Approx. 64.2 sq. metres (691.3 sq. feet)



Total area: approx. 64.2 sq. metres (691.3 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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