



# 1 Nautilus

Westward Ho! | Bideford | EX39 1SY

JAMES FLETCHER

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**exp** UK





## 1 Nautilus, Westward Ho!

Commanding glorious views over the village green and onto the sea, this impressive ground floor apartment, forming part of the award-winning and iconic Nautilus building, is just footsteps from the beach. Boasting modern open-plan living, along with dedicated off-road parking and a private terrace - the perfect spot to watch the sunset - and with the village on the doorstep, this apartment is perfect if you're seeking your first home, a property to downsize or an impressive holiday retreat on the North Devon coast.

Westward Ho!, named after the famous novel by Charles Kingsley, stands as a unique seaside village on the North Devon coast. Renowned for its expansive sandy beach stretching for over two miles and backed by the pebble ridge, it is regularly awarded "blue flag" status and is a haven for families, surfers and holiday makers alike. The village offers local shops and convenience stores along with a number of cafés, pubs and restaurants and The Royal North Devon Golf Course nearby. With stunning coastal walks, panoramic views, and a vibrant atmosphere, Westward Ho! is one of North Devon's choice coastal locations along with the nearby villages of Appledore, offering a rich maritime history, and Instow, a popular tourist hotspot.

The port town of Bideford provides a wider range of facilities including a number of locally owned and operated shops and bistros, banks, a post office, secondary schooling and supermarket shopping. From here, the A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South. The A39 links up with the A361 to Tiverton, where there is a direct rail connection to London Paddington. To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

**TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919**





## STEP INSIDE

Forming part of the award-winning Nautilus building and commanding glorious views over the village green and onto the sea, this impressive ground floor apartment offers easy to run, open-plan living within a prime position in Westward Ho!

The communal entrance, shared with only one other apartment, leads to the inviting entrance hall. This then opens to the spacious and stylishly-fitted open-plan kitchen/lounge/diner. This generous reception room is flooded with light and boasts a glorious view over the village green to the sea. Fitted with granite work surfaces and a range of units comprising a 1 1/2 bowl stainless steel sink and drainer with drawers and cupboards below and matching wall units over, built-in oven and hob, built-in fridge/freezer, breakfast bar, ample dining and lounge space and door to the private terrace.

In addition, there is a good-sized double bedroom, with plenty of space for a king-sized bed and furniture, and a bathroom which is fitted with a suite comprising a bath with shower over, low-level W.C, wash basin and heated towel rail. There is also space and plumbing for a washing machine and useful cupboard housing the electric heating system. With the village on the doorstep, the apartment is ideal for those seeking their first home, a property to downsize or an impressive holiday retreat.

## OUTSIDE & PARKING

The property enjoys a dedicated off-road parking space within a secure, gated parking area, along with a sun-terrace enjoying views over the village green and onto the sea - this is the perfect spot to watch the sunset over the horizon.

## LEASE DETAILS

The property is sold with the remaining balance of a 999 year lease which commenced March 2003, with a share of the freehold. The annual service charge is currently £1253.46.

## VIEWINGS

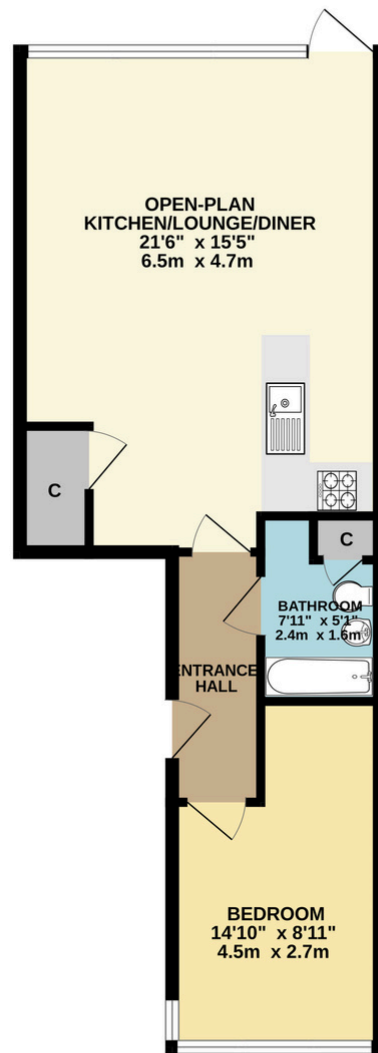
The property is currently run as a successful holiday let and viewings can only be conducted during changeovers or breaks in the calendar. Please check availability before making travel arrangements.











**Services:** Mains Electricity, Water & Drainage

**Tenure:** Leasehold (Share of Freehold)

**EPC:** C

**Council Tax:** Currently Business Rated. Buyers will need to make their own enquiries with the local authority.

**Local Authority:** Torridge District Council

**Sellers Position:** No Onward Chain!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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