



Apartment 12, Puffin Court

Bay View Road | Nr Westward Ho! | Bideford | EX39 1AF

JAMES FLETCHER

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exp uk

12 Puffin Court, Nr Westward Ho!

Perfectly placed on Bay View Road and enjoying far-reaching views at the rear, this impressive duplex apartment is well-located on the picturesque North Devon coast. Enjoying spacious accommodation, arranged over 2 floors, this impressive property is immaculately presented throughout and boasts generous open-plan living and dedicated off-road parking, within this much sought-after position. The apartment is currently run as a successful holiday let and would suit those seeking the same, or would make the perfect property for those seeking an easy to run home or holiday retreat within this breath-taking coastal location, sold with no chain.

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 café's, 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

The communal entrance hall is found at the front of the building with stairs and lift access to the 3rd floor entrance to the apartment.

The apartment then opens to an inviting entrance hall, welcoming you into the home and providing stairs to the top floor and a useful storage cupboard. The entrance hall flows seamlessly to the generous open-plan kitchen/lounge/diner, enjoying a dual aspect with far-reaching countryside views to the rear. The kitchen has been stylishly-fitted with a range of work surfaces comprising a 1 & 1/2 bowl sink and drainer unit with drawers and cupboards below and matching wall-units over and built-in appliances including; an oven and hob with extractor over, dishwasher, fridge & freezer and a washer/dryer, along with a convenient breakfast bar and ample lounge/dining space. Also found on this floor are two bedrooms; the largest is a spacious double found at the rear with countryside views and an ensuite shower comprising a shower, low-level W.C, wash basin with vanity unit below and a chrome heated towel rail, whilst the additional bedroom is a comfortable single/bunk room that could alternatively be used as a home office.

Stairs rising to the top floor landing open to the main bedroom, a generous double room with a large walk-in wardrobe, along with the bathroom. The bathroom is well-appointed and fitted with a white suite comprising a bath with shower attachment, a large walk-in shower, low-level W.C, wash basin with vanity unit below, a chrome heated towel rail and a useful linen cupboard.

In all, this impressive property is the perfect coastal residence or holiday retreat.

OUTSIDE & PARKING

The property provides one dedicated off-road parking space at the rear of the building along with access to communal bin storage. There are also a number of visitor's spaces available on a first come, first served basis.

LEASE DETAILS

The property is sold with the remaining balance of a 999 year lease which commenced c. 2004. Service charge: £2201.22pa which includes building insurance and the maintenance of the lift, gardens and communal areas. There is an additional £75 payable as "yearly reserve fund in advance". Share of Freehold 1/13th.

AGENTS NOTE

The furniture, less any personal items, may be available to purchase by separate negotiation.

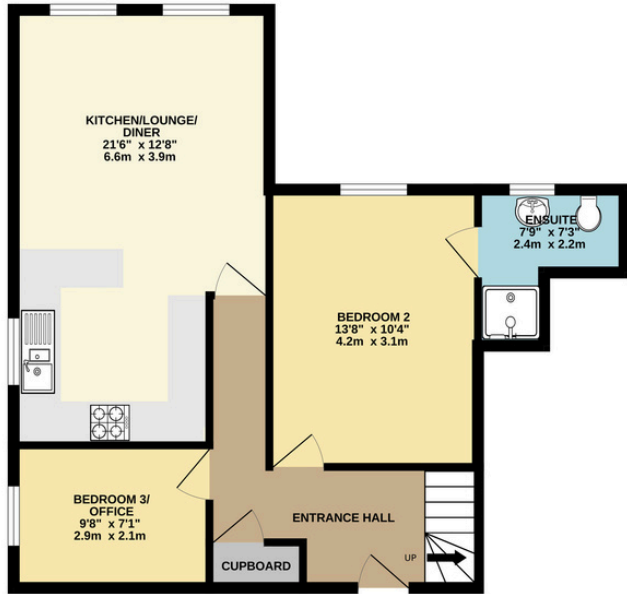
VIEWINGS

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.

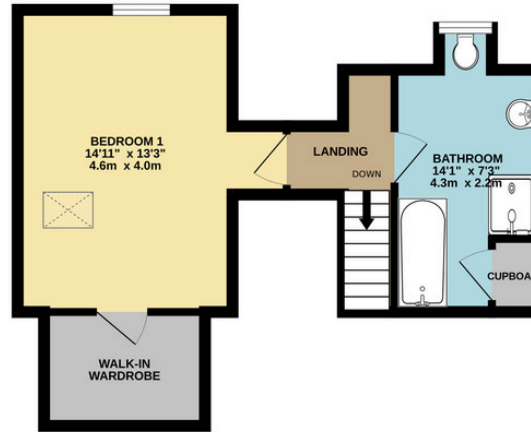




GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



FLAT 12, PUFFIN COURT, BAY VIEW ROAD

TOTAL FLOOR AREA : 950 sq.ft. (88.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services: All Mains Connected. Gas Central Heating

Tenure: Leasehold (Share of Freehold - 1/13th)

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	78 C	78 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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