

Floor Plan
Floor area 71.6 m² (771 sq.ft.)

TOTAL: 71.6 m² (771 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

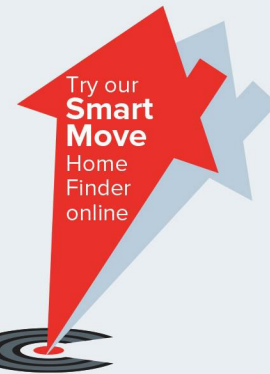
Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			

England & Wales EU Directive 2002/91/EC

COUNCIL BAND **A**



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**FLAT 3, 7 NELSON TERRACE, WESTWARD HO
 BIDEFORD, EX39 1LG**

Chequers Estate Agents are excited to present this fabulous, seaside, top floor flat to the market for sale. Being ideally situated in the heart of Westward Ho! within a short stroll to all local amenities and of course the gorgeous beach! This flat is available fully furnished, offers wonderful sea views from the living room and is being sold with no onward chain. Be quick to view!



CHEQUERS

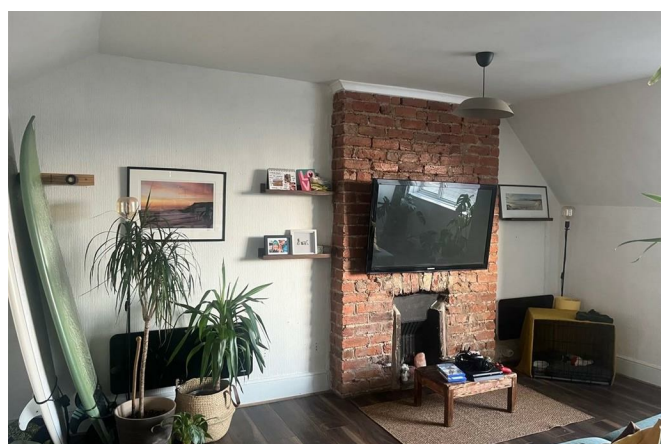
INDEPENDENT ESTATE AGENTS

Smart Move

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£170,000

- SEASIDE SECOND FLOOR FLAT
- EXCELLENT CENTRAL LOCATION
- WONDERFUL SEA VIEWS FROM LIVING ROOM
- SHORT STROLL TO LOCAL AMENITIES AND BEACH
- FULLY FURNISHED AND READY TO DO!
- SPACIOUS OPEN PLAN LIVING ROOM
- WELL EQUIPPED FITTED KITCHEN AND OFFICE AREA
- TWO LARGE DOUBLE BEDROOMS AND BATHROOM
- ON STREET PARKING
- IDEAL PERMANENT HOME, BUY TO LET OR HOLIDAY HOME



Chequers Estate Agents are delighted to offer this fabulous seaside flat to the market for sale. It is one of five flats within an attractive period building and takes advantage of being positioned on the top floor. Being ideally situated in the heart of Westward Ho! and within a short stroll to all local amenities and of course the gorgeous sandy beach and famous pebble ridge!

Flat 3, 7 Nelson Terrace really is a perfect 'turn-key' opportunity and is available fully furnished. There are some stunning sea views to be enjoyed from the living room, along with breathtaking sunsets.

The accommodation itself is well presented, spacious and welcoming. As you enter the flat on the second floor, you are greeted by a generous hallway which leads through to the main living area. The living room is open plan, with a large window that draws you to the fantastic views out to sea. There is also a feature brick fireplace and shelf unit, which divide the lounge and kitchen really well. The kitchen is well equipped with various built in appliances, ample cupboards and drawers and a useful breakfast island.

Leading off the kitchen is an alcove area that has been cleverly designed to create an office space with fitted shelves and work station. The flat also benefits from a good sized bathroom and two large double bedrooms. One of the bedrooms has a brick fireplace making a lovely focal point in the room.

The flat makes a lovely main residence, but equally would make a fantastic lock up and leave holiday home, or buy to let opportunity with excellent long term or holiday let potential. The property is being sold with no onward chain.



Westward Ho! is a very popular seaside village, famous for the pebble ridge and long sandy beach. Behind the pebble ridge sits Northam Burrows Country Park and the oldest links golf course in England! Local amenities offer a good range of shopping facilities, restaurants, cafes and public houses.



HALLWAY

Spacious and welcoming hallway, storage cupboard with shelving, additional large storage cupboard with plumbing for washing machine.

LIVING ROOM 20'3" X 15'8" (6.18 X 4.80)

Fabulous open plan living room space, large window to rear aspect with stunning sea views, feature brick fireplace, display shelf / divider which separates kitchen area, sofa, Samsung flat screen T.V, laminate flooring.

KITCHEN AREA

Stylish fitted kitchen, range of cupboards and drawers, integrated appliances including low level fridge, freezer and dishwasher. There is also a breakfast island, built in electric oven and hob, with extractor hood over, loft hatch. There is an alcove area leading off the kitchen which has been cleverly used as an office space with fitted shelves and work surface area.

BEDROOM ONE 15'5" X 9'6" (4.70 X 2.90)

Double glazed window, view to rear aspect, electric heater, laminate flooring, a spacious double bedroom.

BEDROOM TWO 9'10" X 9'6" (3.02 X 2.90)

A very generous double bedroom, double glazed window, views to rear aspect, laminate flooring, electric heater.

BATHROOM

Double glazed window to side aspect, low level W.C, pedestal hand basin, bath with electric shower over, part tiled walls, electric heater.

OUTSIDE

To the rear is on street parking. To the front of the building there is restricted on street parking and the main village car park, along with local amenities are a short stroll away.

SERVICES

Mains electric, water and electric heating. Council tax band 'A'
 LEASEHOLD: 990 remaining on a 999 year lease.
 Ground rent - approx £255 per year
 Maintenance fees - ad hoc split between the 5 flats.

NOTE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. 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 important matters which are likely to affect your decision to buy, please contact us before viewing the property.