



42 Horizon View

Bath Hotel Road, Westward Ho! Devon EX39 1GX

Price Guide £430,000

HARDING & CO
ESTATE AGENTS & VALUERS

A luxury second floor 2 bedroom duplex apartment (approx 1000sqft), situated in one of the best positions in this building with a large balcony off the living space, and full height floor to ceiling wall of glass, with sliding doors onto the balcony benefitting from the stunning sea views. These properties can be used as full time homes or can generate £25/30,000 holiday income if rented out. The accommodation provides 2 double beds, (1 ensuite shower room) bathroom, hall, large open plan living space with fitted kitchen area, wood flooring, gated entrance, underground secure parking, double glazing, gas central heating.

Westward Ho! is a popular seaside resort famous for its pebble ridge and long promenade, along with approximately three miles of lovely sandy beach. Behind the pebble ridge lays Northam Burrows Country Park, and The Royal North Devon Golf Club. Local amenities in the centre of Westward Ho! offer a good range of shopping facilities, restaurants, cafés and public houses. A regular bus service runs to the port and market town of Bideford (approx. 2 miles) where a wide range of shopping, banking and recreational facilities can be found. The A39 North Devon Link Road provides access to the regional centre of Barnstaple and beyond to the national motorway network.



Services: All main services connected

Energy Performance Certificate: B

Council Tax Banding: D

Tenure and Outgoings

To include electric and water £2,500 2022. 2023 likely to be £2,600. No Ground rent, share of FREEHOLD included. Lease 999 years from 2007

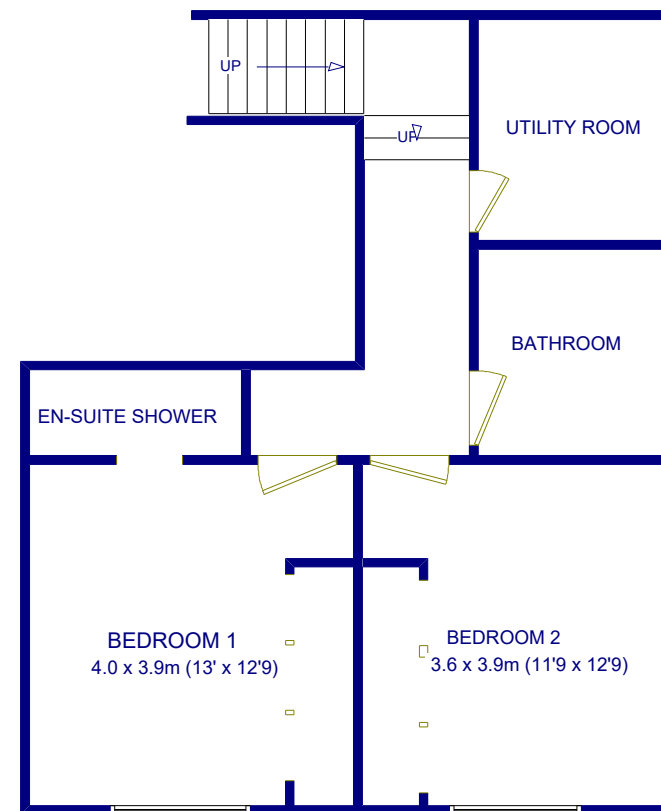
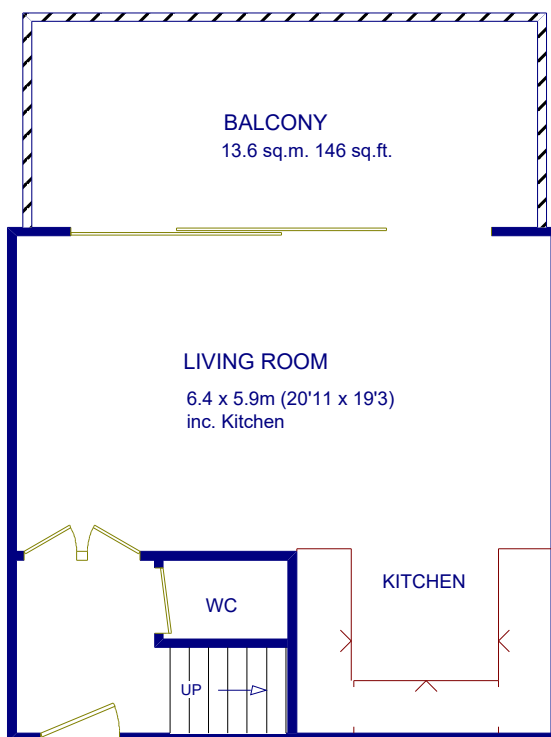
Directions: At the A39, Heywood Road roundabout continue straight across signposted towards Northam and Westward Ho! Continue along this road passing the Durrant House Hotel on your right and drop down the hill passing the speed camera on your left hand side. The road then drops downhill. Proceed along this road entering into the one way system into the village. Bear round to the right into Nelson Rd and turn left into Bath Hotel Rd and the entrance to Horizon View will be at the end on the left.





NOT TO SCALE COPYRIGHT HARDING & CO

Internal Area: 91.6 sq.m. 986 sq.ft.



31 Bridgeland Street, Bideford,
Devon EX39 2PS

t: 01237 476544

f: 01237 422722

e: bideford@hardingresidential.com

www.hardingresidential.com



MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

