



92 Golden Bay

Merley Road, Westward Ho!, Devon EX39 1LB

Price Guide £49,950

**HARDING & CO**  
ESTATE AGENTS & VALUERS

A rarely available 3 bed holiday chalet on in this very popular holiday development overlooking the sea centrally located in the village of Westward Ho! This chalet has a sea view to the front, a private south facing rear courtyard garden, is very well appointed with a recent kitchen, and includes the furniture and fixtures in the sale.

These properties can be used for holiday use or holiday letting only for 10 months of the year, no dogs are allowed and the lease has approximately 27 years left. Good holiday letting potential.

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, cafes and public houses.



#### Entrance

**Lounge/Diner**  
12' 9 (3.89m) x 12' 4 (3.76m)

**Kitchen**  
10' 3 (3.12m) x 6' 6 (1.98m)

**Bedroom One**  
12' 2 (3.71) x 8' 5 (2.57m)

**Bedroom Two**  
10' 10 (3.30m) x 8' 8 (2.64m)

**Bedroom 3**  
10' 2 (3.10m) x 6' (1.83m)

**Shower Room**  
8' 9 (2.67m) x 4' 7 (1.40m)

**Cloakroom**  
6' 5 (1.96m) x 3' 3 (0.99m)

#### Outside

There is a private enclosed courtyard, south facing, to the rear of the chalet and communal lawned gardens to the front.

Parking area directly behind the property.

**EPC: E      Council Tax Band: A**

#### Services

All mains electric, water. UPVC double glazing.

**Ground Rent & Service Charge:** £4720.00 approx per annum inc buildings insurance (subject to RPI annual increases as per lease schedule)

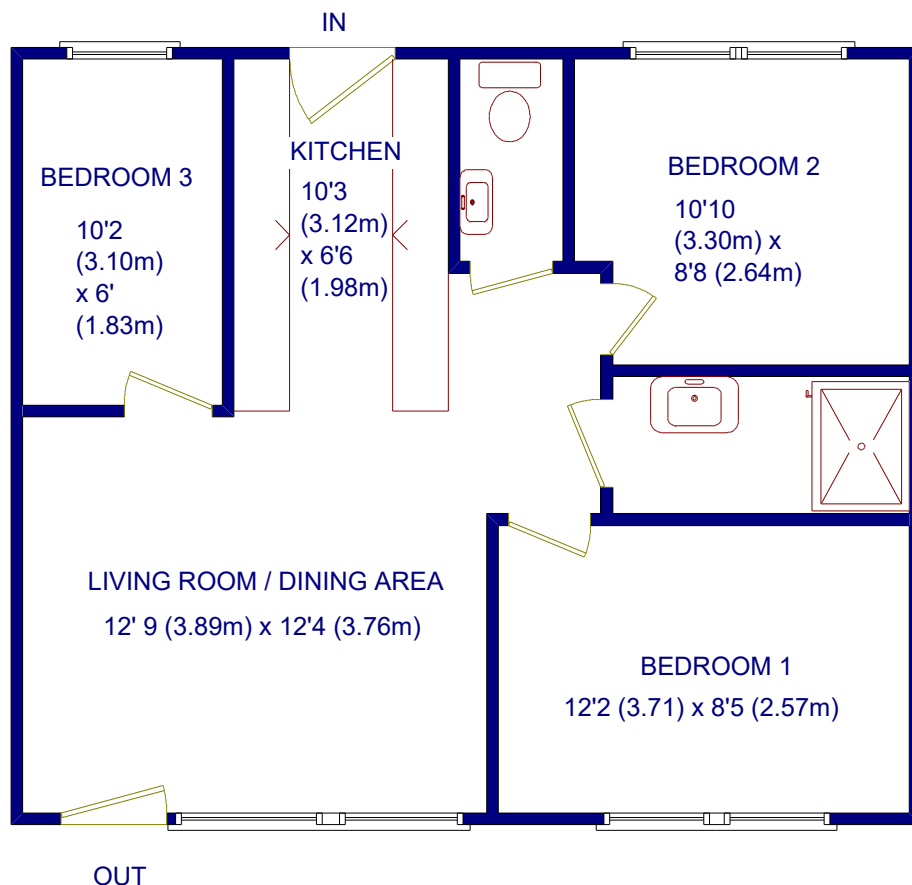
**Lease:** Original 50 year lease, approximately 27 years remaining

**NOTE:** These are subject to a 10 month holiday restriction and no pets are permitted on site.

#### Directions

From Bideford proceed towards Northam until reaching the Heywood Roundabout. Take the second exit following signs to Westward Ho! and Northam. Continue along this road passing the Durrant House Hotel on the right hand side. Continue in to Westward Ho! until you reach the one-way system. On leaving the one-way system turn right into Merley Road. Then turn immediately right into Golden Bay Holiday Village. Car parking available here and then proceed on foot.





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NOT TO SCALE



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**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.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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