



4 Lighthouse View

Lighthouse View, Golden Bay, Merley Road, Westward Ho!, EX39 1LB

Price Guide: £210,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS

**\*HOLIDAY HOME WITH RECENT 113 YEAR LEASE\*** A two storey, 3 bedroom holiday home on the edge of Golden Bay Holiday Park, within a short stroll of this popular seaside village and with each property enjoying beautiful views over the ocean to the front. The property features 2 g/f double bedrooms, bathroom and utility room, and on the 1st floor a superb vaulted open plan living room and fitted kitchen with multiple roof light windows and sliding doors onto a balcony to enjoy the lovely sea views, and a 3rd double en-suite bedroom. Parking space at the front of the development, 113 year lease ending 2135. Expected holiday rental returns of in excess of £20,000 gross per annum.

Please note: These properties are available for 12 month of the year holiday use only and cannot be used as a permanent residence.

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.



**Entrance door to:**

#### **Entrance Hall**

With stairs rising to first floor, built in store cupboard.

#### **Utility Room**

**2m x 1.9m (6' 5" x 6' 2")**

With washer/dryer.

#### **Bedroom 1**

**3.2m x 2.6m (10' 5" x 8' 5")**

Views to the front.

#### **Bedroom 2**

**3.1m x 2.6m (10' 1" x 8' 5")**

Views to the rear.

#### **Bathroom**

3-piece white bathroom suite.

#### **First Floor**

#### **Kitchen/Living Room**

**6.2m x 4.6m (20' 3" x 15' 9")**

Opens up into a large and impressive open plan and vaulted room, with fitted kitchen at one end and wall of glass at the other, opening on to the balcony, which enjoys views across the development towards the open sea.

The kitchens come with either a 'Sheraton' white gloss units with 'Minerva' black worktop or 'Hemlock Nordique' units with a 'Minerva' white worktop.

Each kitchen is fitted with a built-in oven, gas hob, fridge-freezer, extractor hood and dishwasher.

The vaulted ceiling has 4 Velux roof-light windows (1 electrically operated), which provides lovely natural light to the whole room. Doors at the end open to:

#### **Balcony**

**4.7m x 1.5m (15' 4" x 4' 9")**

The balcony has clear 12mm glass.

#### **Bedroom 3**

**3m x 2.6m (9' 8" x 8' 5")**

Door to

#### **En-suite**

**1.9m x 1.9m (6' 2" x 6' 2")**

Shower room, with 3-piece white suite.

#### **Outside**

To the front of the development are parking spaces (under license from Golden Bay Holiday Park) and use of the beautifully kept communal gardens, which include various sitting areas and a BBQ area down near the coastal path.

Behind each property there is a small courtyard suitable for storage purposes.

#### **Brief Specification**

- Gas fired central heating by radiators.
- UPVC double glazing.
- Laminate flooring in the Living and Kitchen area.
- Carpet in Bedrooms 1,2 and 3.
- Fitted washer/dryer in the utility room.
- Fitted wardrobes in Bedroom 1 and Bedroom 2
- White 3-piece suite in the bathroom and en-suite shower room.
- T.V. and hard wired telephone socket/router in the living room.
- Oak internal doors with silver/ satin handles throughout.
- Kitchen - either 'Sheraton' white gloss units, or 'Hemlock Nordique' units.
- Built in oven, gas hob, fridge-freezer, dishwasher.
- Washer/dryer in the utility room.
- Dimmable spotlights throughout.
- Lounge with pendant lights.
- Switchable sockets for floor/ table lamps.
- White electrical switches, some with USB.

**Tenure**

113 year lease ending 2135.

**Maintenance charge**

Annual Maintenance Charge, Insurance & Ground Rent - £5795.35 + VAT.

**Services:** All main services connected.

UPVC Double Glazed. Gas Central Heating

**Energy Performance Certificate:** Design Saps

available for inspection if required

**Council Tax Banding:** A/Business Rate Nil Band

**Directions**

From Bideford proceed out of the town past Morrisons towards Heywood roundabout on the A39. Proceed over the roundabout, continue along this road (Atlantic Way) into Westward Ho!, join the one way system and bear left. Pass Ocean Park apartments and take the first right into Merley Rd and the entrance to Golden Bay will be seen on the right.

31 Bridgeland Street, Bideford,  
Devon EX39 2PS

t: 01237 476544

f: 01237 422722

e: [bideford@hardingresidential.com](mailto:bideford@hardingresidential.com)

[www.hardingresidential.com](http://www.hardingresidential.com)

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