



88 Golden Bay

Westward Ho! Bideford, Devon EX39 1LB

Price Guide £65,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS

An immaculately presented 3 bedroom end of terrace holiday chalet situated in the popular Golden Bay Holiday Village of Westward Ho! The chalet benefits from UPVC double glazing, 3 double bedrooms, modern kitchen and bathroom, light and spacious living accommodation and a split level decking area enjoying sunny west-facing views over the well maintained communal gardens.

\* Please note these properties have a 10 month holiday use only and owners must have a permanent residence elsewhere. Pets are not permitted on site.

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.



#### UPVC Double Glazed Entrance Door to:

##### Entrance Porch

Storage cupboard housing electric fuse board. Door to:

##### Living Room

**14'6" max (4.4m) x 10'11" (3.4m)**

A large bright room with UPVC double glazed windows to front overlooking the private decking area and communal gardens.

##### Kitchen

**7'11" (2.41m) x 10'4" (3.16m)**

Comprises matt cream units of roll edge work surfaces, stainless steel sink and mixer tap, a good range of modern eye level and base units, integrated fridge freezer, integrated oven and hob with extractor hood over, tiled walls, UPVC double glazed window to rear.

##### Bedroom 1

**10'2" (3.10m) x 7'9" (2.38m)**

Double bedroom with fitted wardrobes

##### Bedroom 2

**8'7" (2.65m) x 8'8" (2.38m)**

Double bedroom with a fitted wardrobe

##### Bedroom 3

**9'3" (2.82m) x 6'9" (2.07m)**

Double Bedroom

##### Bathroom

**6'2" (1.90m) x 5'8" (1.73m)**

White modern suite, with shower over bath, Part tiled walls.

#### Outside

To the front of the property there is a private split-level decking area overlooking the communal gardens.

**Services:** Mains electric, water, electric heating, UPVC double glazing

**Energy Performance Certificate:** E

**Council Tax Band:** A

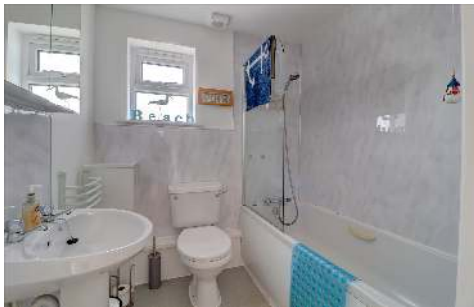
#### Ground Rent and Service Charge: Year

**2024:** £5,191.34 plus VAT including buildings insurance per annum (subject to RPI annual increases as per lease schedule)

**Lease:** Original 50 year lease, approximately 26 years remaining ending 2050.

**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.



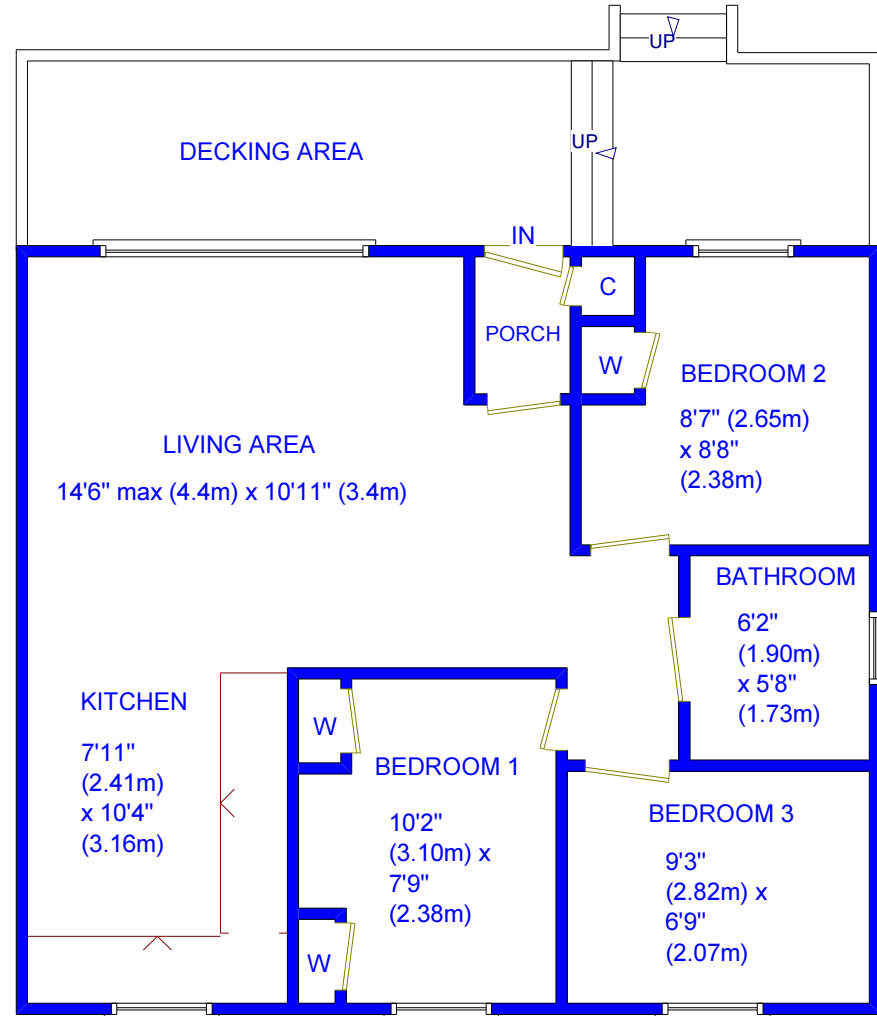
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**MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will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

