



6 Seafront

Golden Bay Holiday Village, Westward Ho! EX39 1LB

Price Guide £217,500

HARDING & CO
ESTATE AGENTS & VALUERS

HOLIDAY HOME WITH MAJORITY BALANCE OF 115 YEAR LEASE

A superb two storey, 2/3 bedroom holiday home within Golden Bay Holiday Park, only a short level stroll of the popular seaside village centre & positioned alongside the promenade directly looking out over the sea. Accommodation boasts 3 spacious Bedroom spaces including the mezzanine (primary bedroom with en-suite), open plan living/dining space, generous fitted kitchen with integrated appliances, family bathroom, cloakroom and a modern outdoor terrace – yards from the seafront! ****No Chain****

Sold with all fixtures and fittings.

****Expected holiday rental returns of £18,000/£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.



Accommodation Briefly:

Kitchen

14'8 x 8'9 (4.49m x 2.67m)

Lounge/Diner

14'10 x 14'7 (4.54m x 4.46m)

Master Bedroom

11'1 x 10'3 (3.39m x 3.14m)

Ensuite Shower Room

5'10 x 5'10 (1.79m x 1.79m)

Stairs to First Floor

Attractive stainless steel modern balustrade to;

First Floor Landing

Mezzanine/Bedroom 3

14'8 x 10'1 (4.5m x 3.10m)

Bedroom Two

11'2 x 8'7 (3.41m x 2.62m)

Outside Terrace

15'7 x 7'5 (4.75m x 2.28m)

New balcony glass surround.

EPC: C

Council Tax Band: A (unless Business rated)

Maintenance Charges: £1879.83 per annum

Ground Rent: £2091.20 per annum

Insurance: £430.92

Lease: Majority remainder of 115 Years

Services

All mains' services are connected. Gas central heating, double glazing.

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 and car parking is available here. Proceed on foot from here.





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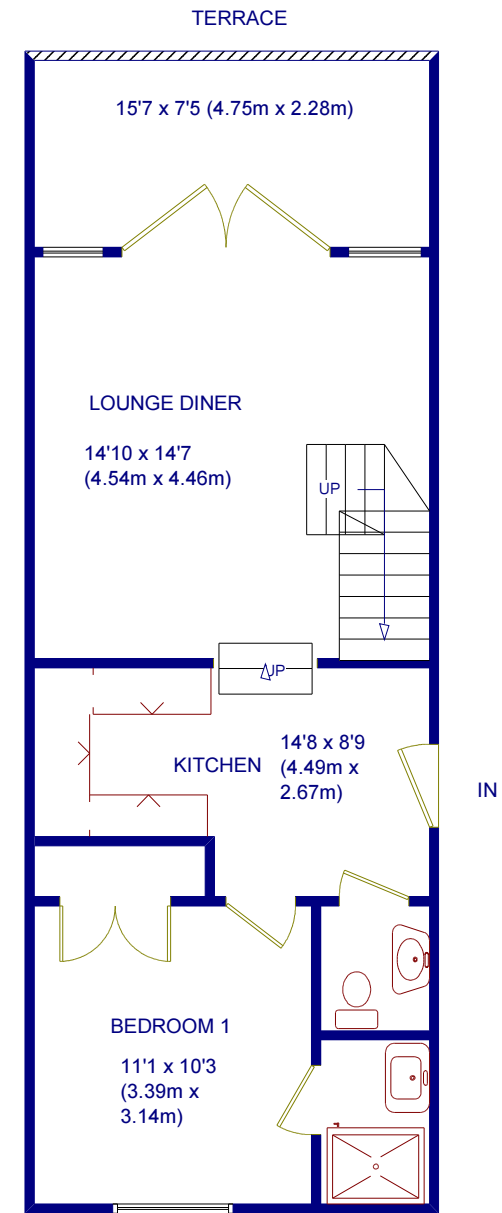
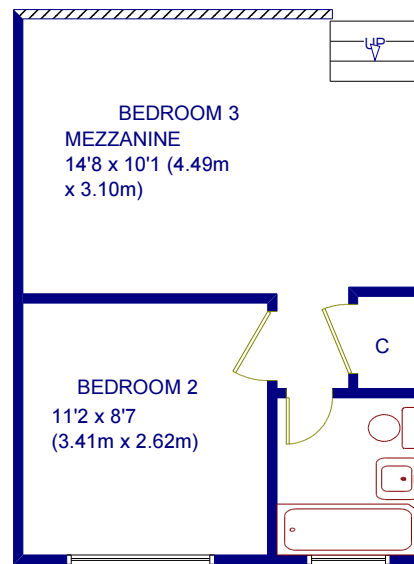
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NOT TO SCALE



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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