



90 Golden Bay

Merley Road, Westward Ho! Bideford, Devon EX39 1LB

Price Guide £69,950

HARDING & CO
ESTATE AGENTS & VALUERS

A rare opportunity to acquire this lovely 3-bedroom holiday chalet within the Golden Bay Holiday Park Village, offering excellent sea views from its lounge, main bedroom & private decked sitting area. Benefitting from a corner end of terrace plot, the chalet comes with fixtures and fittings, along with its remaining 26 years on the lease as a personal use holiday home or as a holiday rental.

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 26 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
4.18m x 4.09m (average)
13'9" x 13'5"
Sea views.

Kitchen
2.78m x 2.07m (9'11" x 6'10")

Bedroom 1
3.45m x 2.76m (11'4" x 9')
Sea views.

Bedroom 2
2.67m x 2.52m (8'9" x 8'3")

Bedroom 3
2.82m x 1.57m (9'3" x 5'2")

Shower Room

Cloakroom

Outside

Uniquely to the front of the property is a raised sun deck with balustrade and commanding views down the centre of the development looking directly out to sea. To the back is a paved courtyard with rear gate access, enclosed by low wall and flower beds. There are rattan patio chairs and coffee table plus a table and chairs along with a storage lockup.

Parking area directly behind the property.

EPC: E Council Tax Band: A

Services

All mains electric, water. UPVC double glazing.

Ground Rent & Service Charge: £4261.55 approx per annum inc buildings insurance

(subject to RPI annual increases as per lease schedule)

Lease: Original 50 year lease, approximately 26 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.





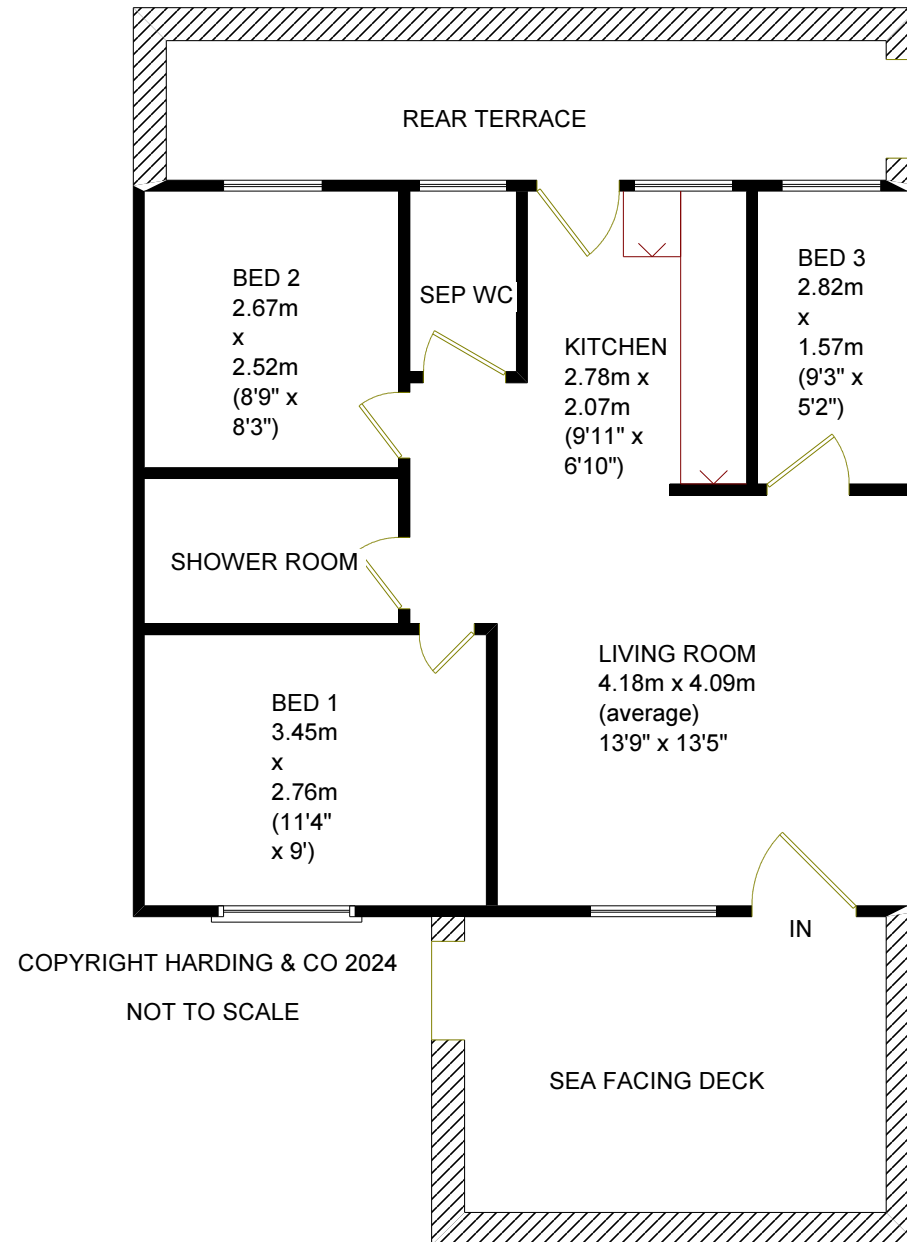
31 Bridgeland Street, Bideford,
Devon EX39 2PS

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.

