

4A Cleveland Terrace

Price Guide £220,000

Westward Ho!, Bideford, Devon EX39 1JR

HARDING & CO
ESTATE AGENTS & VALUERS

A spacious duplex 3 bedroom maisonette in a small terrace of Victorian style houses which as they are slightly elevated, enjoy panoramic sea and coastal views. A short walk takes you into the village with all its amenities and facilities.

The space found in this property is deceptively large and more often is associated with properties of a higher value. The living accommodation is arranged over two floors and comprises 3 bedrooms (1 en-suite cloakroom), kitchen, living/dining room, family bathroom. Unrestricted on road parking adjacent to the property. There is also a detached garage and parking space which could be available by separate negotiation.

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 comprises:

Double Doors to Entrance Porch

Stairs to First Floor Landing

Living Room/Diner
19'10 x 14' (6.07m x 4.39m)

Kitchen
14' x 12' (4.25m x 3.66m)

Bathroom
7' x 6'1 (2.07m x 1.86m)

Second Floor Landing

Bedroom 1
17' x 9'8 (5.30m x 2.95)

En-Suite Cloakroom
8' x 2'9 (2.59m x 0.86m)

Bedroom 2
14' x 9'9 (4.35m x 2.98m)

Bedroom 3
11'8 x 11' (3.57m x 3.38m)

Outside

Unrestricted on road parking is available adjacent to the property.

Garage
16'8 x 10' (5.08m x 3.05m)

Situated almost opposite to the property is a detached garage with car parking space, which can be available by separate negotiation.

Services

Main services connected. Gas fired central heating. Upvc double glazed windows.

Council Tax Band: A
Energy Performance Rating: D

Tenure

4A Cleveland Terrace is one of four self-contained apartments in the building with the property held

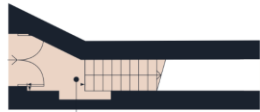
on the balance of a 999 year Lease from 2010, with a peppercorn rent payable. The Freehold of the property is owned by Cleveland Terrace (Freehold) Limited, which has five shares with this particular property having two shares due to its size in relation to the other properties in the building. Maintenance is on an ad hoc basis, of which the particular property must contribute 40%. The Building Insurance is affected by the Landlord, and this property is responsible for 40% of the annual premium.

Directions:

Proceed along Bideford Quay to the Heywood Road roundabout and take the second turning towards Appledore and Westward Ho! Continue on this road passing the speed camera on your left. As you enter the one way system and right hand bend, take the turning on the left where the property will be found after a short distance on the right.



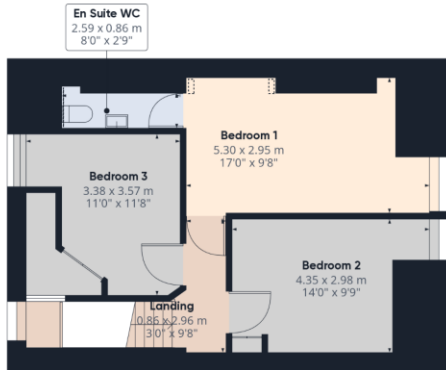
**AVAILABLE BY SEPARATE
NEGOTIATION**



Floor 0



Floor 1



Floor 2



SCAN ME TO
WATCH VIDEO



Approximate total area⁽¹⁾

105.18 m²
1132.15 ft²

Reduced headroom

0.09 m²
0.97 ft²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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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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