



70 Golden Bay

Westward Ho!, Bideford, Devon EX39 1LB

Price Guide £45,000

HARDING & CO
ESTATE AGENTS & VALUERS

A rare opportunity to acquire a well presented semi-detached 2 double bedroom holiday with its own south-west facing private front sun deck. The property is situated in the Golden Bay holiday village of Westward Ho! and a short walk to the promenade, beach, local restaurants and amenities. Offered part-furnished and benefitting uPVC double glazing and spacious accommodation. Please note that the property has a 10-month holiday use only and the owner must have a permanent residence elsewhere.

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.



Pathway with south-west facing deck area to the front.

Accommodation briefly:

Living Room
14'7 x 11'4 (4.48m x 3.47m)

Open Plan Kitchen
7'5 x 6'5 (2.28m x 1.98m)

Bedroom 1
8'7 x 9'8 (2.65m x 2.98m)

Bedroom 2
8'7 x 7'7 (2.65m x 2.34m)

Bathroom
7'10 x 6'5 (2.16m x 1.98m)

Services: Mains electric, water.
uPVC double glazing Electric heating

Outside

The front of the property faces west and gains the benefit of south facing sunshine all day. There is a generous private deck area with lovely views over green space and the sea. The decking is a superb vantage point for the sun setting.

Energy Performance Certificate: E

Council Tax Banding: normally an A or nil band business rated.

Ground Rent: £2,246.64 per annum (subject to RPI annual increases as per lease schedule)

Service Charge: £1,877.11 (subject RPI annual increases)

Lease: Original 50 year lease approx 27 years remaining.

Insurance: £249.48 per annum.

NOTE: This is subject to 10 month holiday restriction. No pets allowed on the 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 and car parking is available here. Proceed on foot from here.





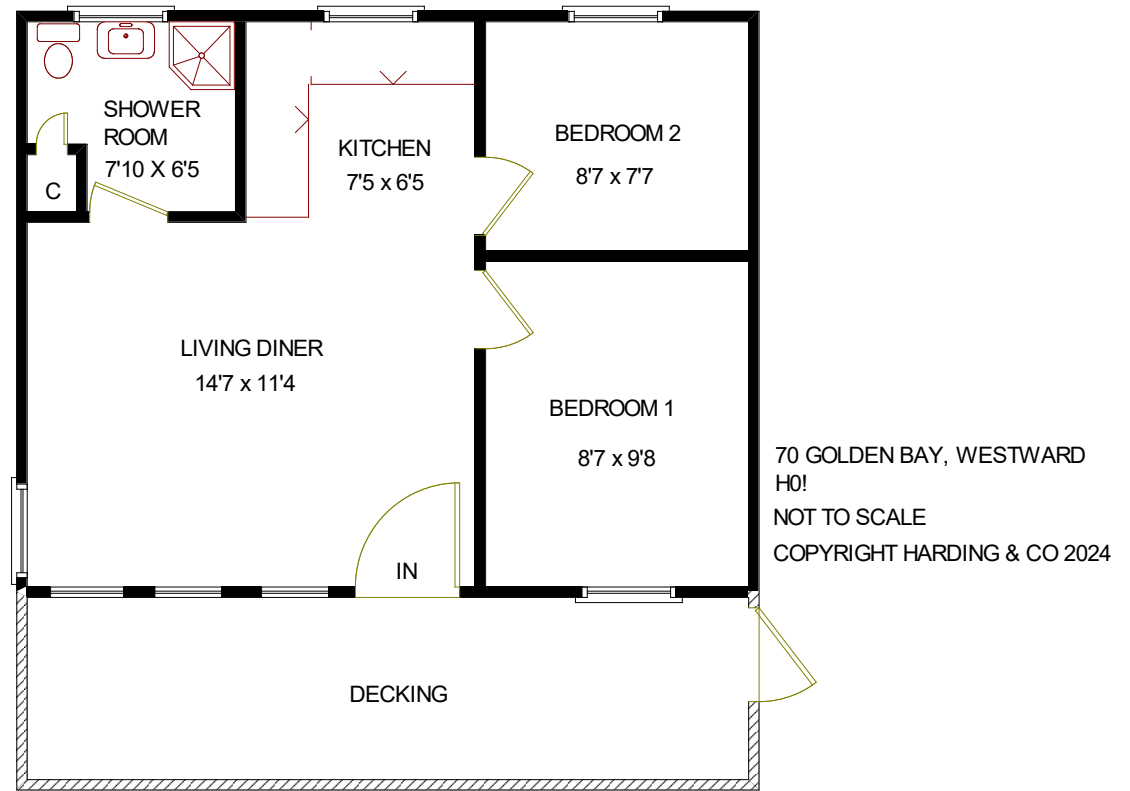
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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also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

