

Flat 1, 7 Nelson Terrace Price Guide: £129,950
Westward Ho! Bideford, Devon EX39 1LG

HARDING & CO
ESTATE AGENTS & VALUERS

An immaculately presented First Floor 1 bedroom apartment within the very centre of Westward Ho! only yards away from the beach and all the fantastic local restaurants, bars and other amenities. Perfect little 'bolt hole' holiday home or starter flat in a great location!

The apartment is held on a 999 year lease which commenced in 2022.

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:

Living Room/Diner
11'2 x 9'2 (3.40m x 2.79m)

Kitchen
7'8 x 5'10 (2.34m x 1.78m)

Bathroom
6'7 x 5'0 (2.01m x 1.52m)

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

Outside

Unrestricted on road parking is available adjacent to the property.

Services

Mains electricity, water and drainage.
Electric heating.

Council Tax Band: A

Energy Performance Rating: D

Tenure: Leasehold 999 year lease from 2022.

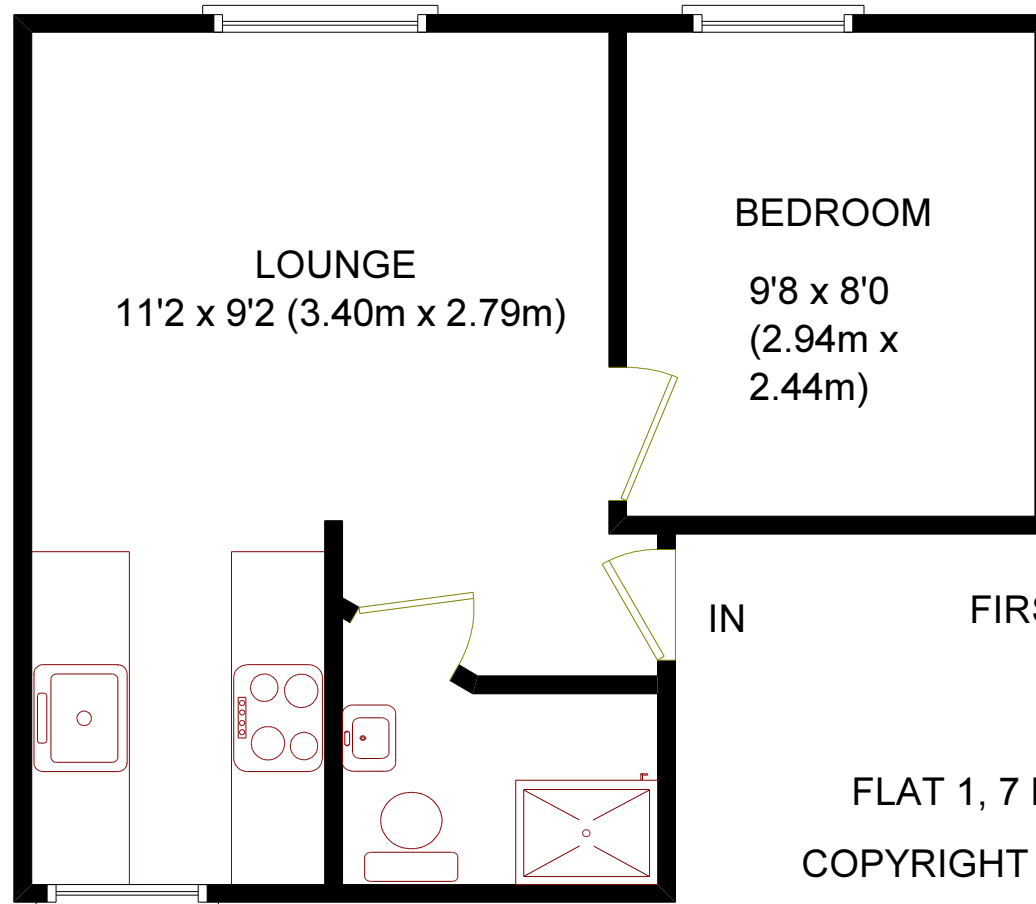
Ground Rent: £50 Per Annum

Service Charge & Insurance: £224.21 Per Annum

Directions:

From Bideford Quay, proceed towards Westward Ho! crossing the A39 Heywood road roundabout. Continue for approximately two miles and enter the one way system at Westward Ho! Proceed on this road turning right into Youngaton Road, turn right before reaching the end of the road into Nelson Terrace and the property can be found halfway through Nelson Terrace on the left-hand side.





KITCHEN
7'8 x
5'10
(2.34m x
1.78m)

LOUNGE
11'2 x 9'2 (3.40m x 2.79m)

BEDROOM
9'8 x 8'0
(2.94m x
2.44m)

IN

FIRST FLOOR

FLAT 1, 7 NELSON TERRACE
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NOT TO SCALE

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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.

