



Flat 2, 4 Kipling Terrace  
Westward Ho! Bideford, Devon EX39 1HY

Price Guide £160,000

**H**ARDING & CO  
ESTATE AGENTS & VALUERS



A wonderful ground floor period apartment with a panoramic coastal outlook from the two principle rooms. The property is situated on arguably the best floor of this grade II listed building – showcasing many beautiful features including a marble fireplace, sash bay window and French doors, high ceilings and ornate covings. The accommodation briefly offers a superb main reception room with bay window with view and provides enough space to dine in, a very spacious double bedroom with beautiful French doors and balcony, a fitted kitchen, bathroom, gas central heating and designated parking space as well as guest parking.

**NO CHAIN \*Subject to Probate\***

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. A regular bus service runs to the port and market town of Bideford (approx. 2 miles) where a wide range of shopping, banking and recreational facilities can be found. The A39 North Devon Link Road provides access to the regional centre of Barnstaple and beyond to the national motorway network.

**Accommodation comprises:**

**LOUNGE DINER:**  
20'07 x 15'03 (6.11m x 4.58m)

**KITCHEN:**  
11'06 x 6'00 (3.37m x 1.82m)

**BEDROOM:**  
12'11 x 12'10 (3.69m x 3.68m) **MAX**

**BATHROOM:**  
6'09 x 5'06 (1.85m x 1.54m)

**Tenure:** Leasehold (1/4 share of Freehold) thought to be a 999 year lease with in excess of 950 of unexpired years (this needs confirmation from the vendors solicitors) this flat has 1/5 share of the freehold.

**Services:** Mains gas central heating, electric and water.

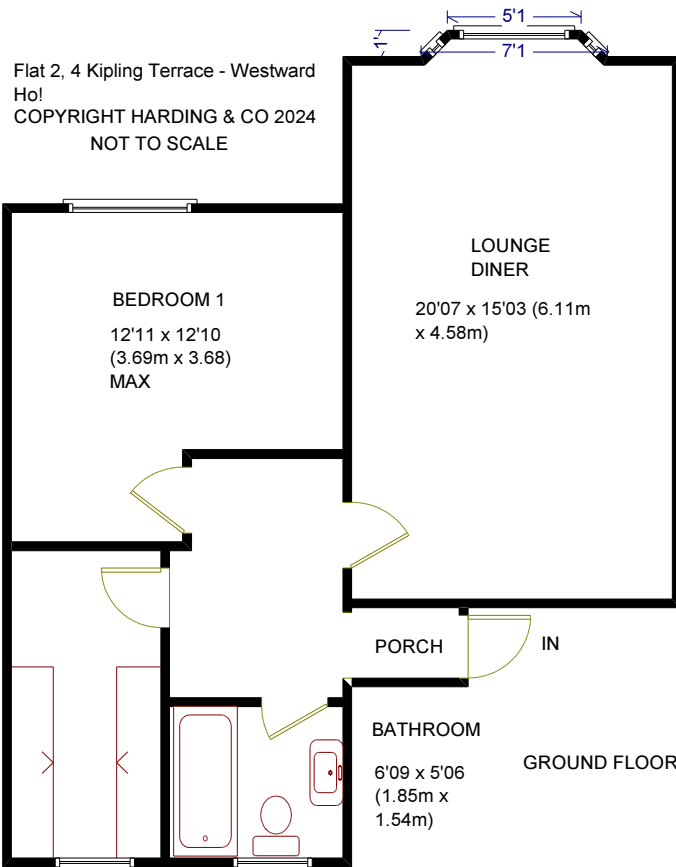
**Service Charges:** £120 a month

**Council Tax Band:** A

**Energy Performance Rating:**  
Exempt as Grade II Listed.

**Directions:** From Bideford Quay proceed along Kingsley Road, continue over the Heywood Road roundabout, signposted Westward Ho!, drive down the hill into Atlantic Way, Kipling Terrace can be found by following the road to the left towards Cleveland Terrace and then left again into Kipling Terrace. Flat 2 is located at the back of the building, continue to the right of Kipling where the parking can be found at the rear and Flat 2 is clearly marked by the front door of building 4.





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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.



