



6 Rowena  
Kingsley Road, Westward Ho! Bideford, Devon EX39 1JB

Price Guide £165,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS



A first floor 3 bed apartment within this attractive Victorian property - offering large rooms, good storage and high ceilings. All the rear facing rooms enjoy lovely sea views. This property requires some updating and modernisation, although it benefits from gas central heating. Due to the generous accommodation, it would be suitable as a permanent or successful holiday home. Briefly; Own front door opens to hall, large living room with sea views, 3 generous bedrooms, bathroom, kitchen, communal gardens, and parking. Short walk from village centre and beach.

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.



#### **Entrance Door to:**

#### **Entrance Hall**

Radiator. Original storage cupboards running from floor to ceiling along one wall providing plenty of storage space.

#### **Kitchen**

**2.79m x 1.83m (9'2 x 6') max**

Fitted with a basic range of base and wall storage units. Cooker point. Belfast sink. Wall mounted Gloworm combi boiler.

#### **Living Room**

**6.96m x 4.85m (22'10 x 15'11)**

An impressive room with bay window enjoying fantastic sea views. Fireplace with fitted gas fire. Radiator. Coving.

#### **Bedroom 1**

**3.8m x 3.63 (12'5 x 11'10)**

Fitted double wardrobe cupboard. Radiator. Window enjoying lovely sea views.

#### **Bedroom 2**

**4.27m x 3.96m (14' x 13')**

Rear facing room with built in wardrobe cupboard. Fireplace surround. Radiator.

#### **Bedroom 3**

#### **Bathroom**

White suite comprising panelled bath with electric shower over. Low flush w.c. Pedestal wash hand basin. Part tiled walls. Radiator.

#### **Outside**

Communal gardens and off road parking.

**Services:** All mains services connected.

#### **Leasehold Details & Services Charges:**

999 years with majority remaining

£110 pcm to include buildings insurance, and maintenance of the building.

**Ground Rent:** £150 pa from 2025

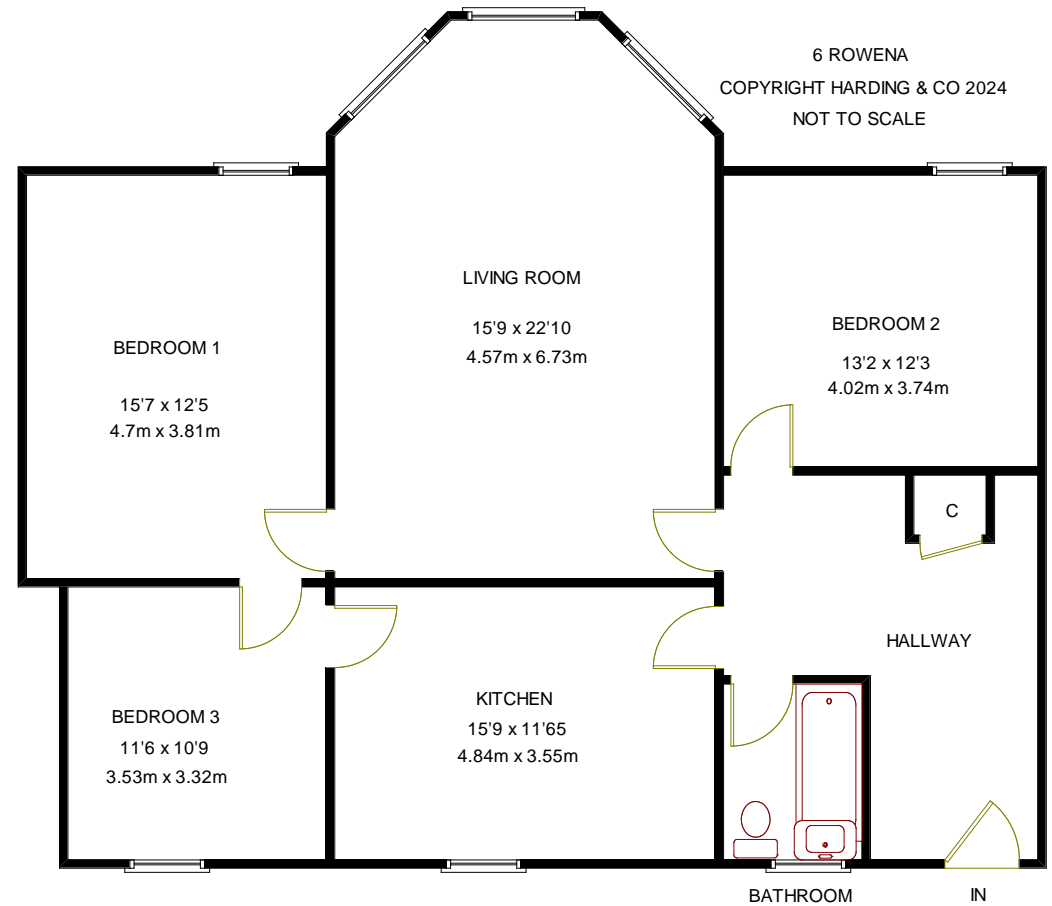
**Energy Performance Certificate:** C

**Council Tax Banding:** A

#### **Directions**

From Bideford Quay proceed along Kingsley Road, continue over the Heywood Road roundabout, signposted Westward Ho!, drive down the hill into Atlantic Way as far as where the road forks. Take the left hand fork into Kingsley Road where Rowena will be found on the right-hand side facing the sea with name plate clearly displayed on the gate.





Invicta House, The Pill, Kingsley Road,  
Bideford, Devon EX39 2PF

**t:** 01237 476544

**f:** 01237 422722

**e:** [bideford@hardingresidential.com](mailto:bideford@hardingresidential.com)

[www.hardingresidential.com](http://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.

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.

HB95 Ravensworth 01670 713330



