



83 Golden Bay

Westward Ho! Bideford, Devon EX39 1LB

Price Guide: £25,000

HARDING & CO
ESTATE AGENTS & VALUERS

A opportunity to acquire a semi-detached 2 double bedroom holiday chalet with a sea view from its own private front sun deck which is in need of modernising. 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 furnished and benefitting uPVC double glazing and spacious accommodation.

* Please note these properties have a 10 month holiday use only and owners must have a permanent residence elsewhere. Pets are not permitted on site.

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,



UPVC Double Glazed Entrance Door to:

Entrance Porch

Storage cupboard housing electric fuse board. Door to:

Living Room

4.50m x 3.47m (14'7 x 11'3)

Open Plan Kitchen

2.28m x 1.88m (7'5 x 6'2)

Bedroom 1

3.02m x 2.66m (9'9 x 8'7)

Bedroom 2

2.62m x 2.34m (8'6 x 7'6)

Bathroom

2.07m x 1.88m (6'8 x 6'2)

Outside

To the front of the property, there is a private level decking area overlooking the communal gardens.

Services: Mains electric, water, electric heating, UPVC double glazing

Energy Performance Certificate: E

Council Tax Band: A

Ground Rent and Service Charge: Year 2024: £4,942.36 plus VAT including buildings insurance per annum (subject to RPI annual increases as per lease schedule)

Lease: Original 50 year lease, approximately 25 years remaining ending 2050.

NOTE: These are subject to a 10 month holiday restriction and no pets are permitted on 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. Car parking available here and then proceed on foot.





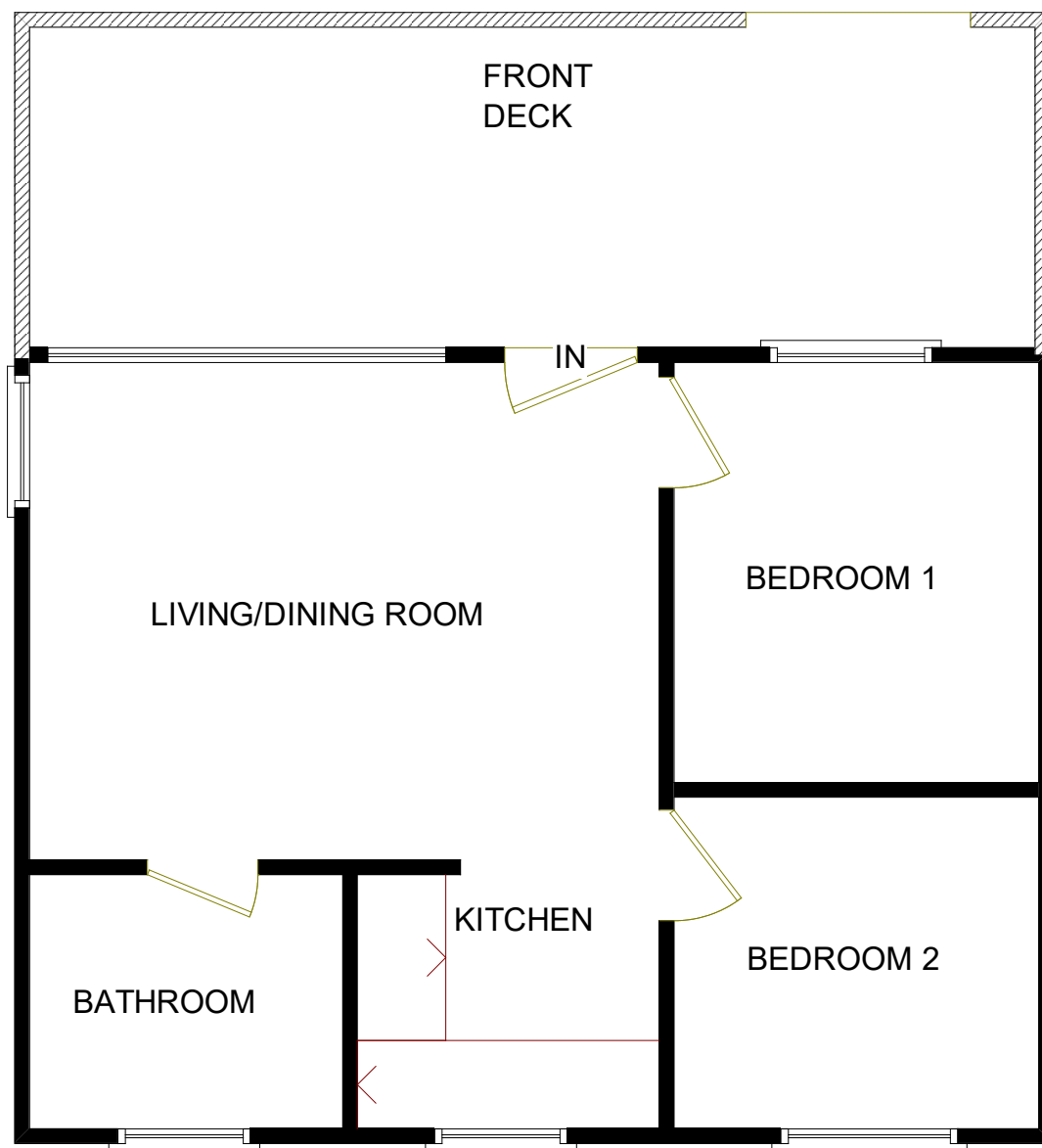
Invicta House, The Pill, Kingsley Road,
Bideford, Devon EX39 2PF

t: 01237 476544

f: 01237 422722

e: bideford@hardingresidential.com

www.hardingresidential.com



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NOT TO SCALE

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.



