



78 Golden Bay

Price Guide £35,000

Westward Ho!, Bideford, Devon EX39 1LB

HARDING & CO
ESTATE AGENTS & VALUERS

Nestled in the charming holiday village of Westward Ho!, this recently re-modelled two-bedroom holiday chalet on Merley Road offers a delightful retreat for those seeking a coastal escape. Spanning an impressive 667 square feet, the property boasts a well-appointed reception room that invites relaxation and social gatherings, complemented by stunning sea views at the front.

The chalet features two comfortable bedrooms, perfect for accommodating family and friends, along with a modern bathroom with washing machine that ensures convenience during your stay. The spacious private front decking provides an ideal space for al fresco dining or simply soaking up the sun while enjoying the picturesque surroundings.

Included in the sale are all furniture, fixtures, and fittings, allowing for a seamless transition into your new holiday home. With parking available for one vehicle, accessibility is assured, making it easy to explore the beautiful local area.

This property is available for usage for ten months of the year, excluding January & February, offering ample opportunity to enjoy the stunning coastline and vibrant community that Westward Ho! has to offer. Whether you are looking for a personal getaway or a lucrative investment, this holiday chalet presents an excellent opportunity to embrace the joys of seaside living. 25 year lease, no dogs allowed at this site.

Pathway with enclosed deck area to the front.

Entrance Door to:

Living Room

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

Windows to the front. Wood effect flooring. 2 x Electric radiators, ceiling downlighters.

Open Plan Kitchen

2.17m x 2m (7'1 x 6'5)

Range of modern units. Sink with mixer tap. Base and wall storage cupboards. Integrated oven. Electric hob.

Bedroom 1

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

Two fitted single wardrobe cupboards with centre recess for double bed. Electric wall radiator. Window to the front.

Bedroom 2

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

Window to the rear. Electric wall radiator.

Shower Room

Modern white suite of shower unit with shower screen. Pedestal wash hand basin. Low flush w.c. Tiled walls. Fitted washing machine.

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

Outside

To the front of the property there is a large private deck area with a lovely view over the park and benefitting from sea views.

Energy Performance Certificate: E

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

Ground Rent & Service Charge:

£5,191.34 plus VAT including buildings insurance per annum (subject to RPI annual increases as per lease schedule)

Wifi: The chalet can benefit from an 'at home' wifi experience connected through Golden Bay at an annual cost of £150.

NOTE: This is subject to 10 month holiday restriction. Owners of these chalets, must have a full time home elsewhere. 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.

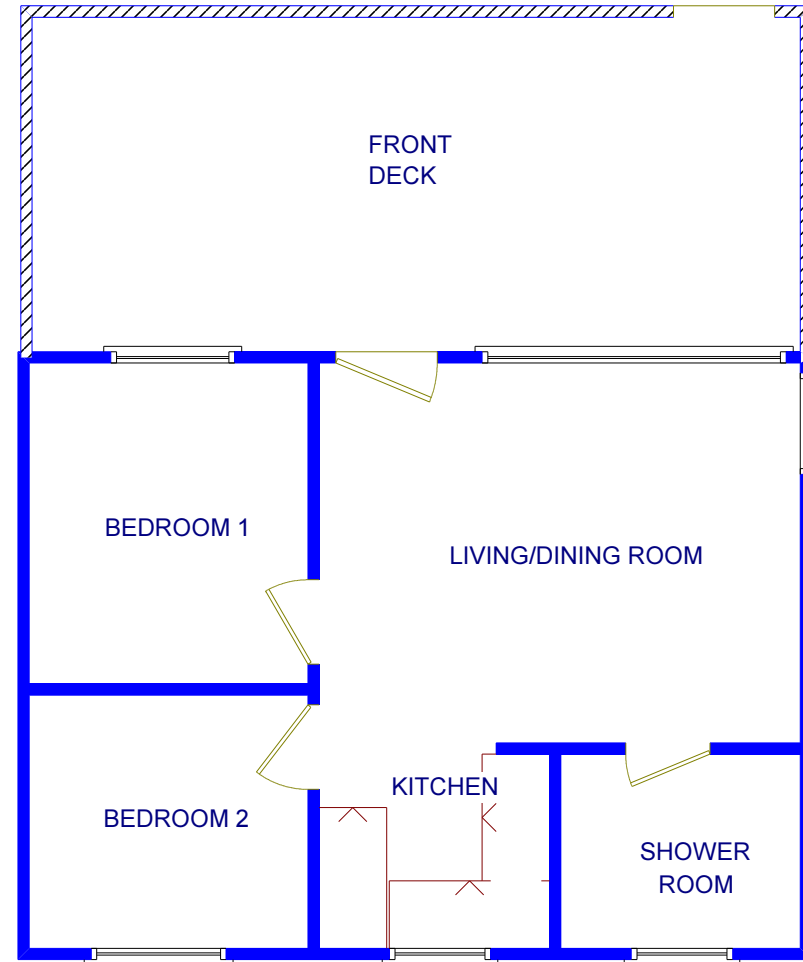


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NOT TO SCALE

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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.

