



8 Golden Bay
Merley Road, Westward Ho! Bideford, Devon EX39 1LB

Price Guide £35,000

HARDING & CO
ESTATE AGENTS & VALUERS

An end unit 2 bed holiday chalet in this popular development close to the centre of Westward Ho! village, and situated in one of the best positions on this site enjoying far reaching sea views. These properties offer an affordable opportunity to own a 2 bed holiday home with holiday letting income potential in excess of £10k/annum gross. private enclosed front terrace with sea views, living room with open plan modern kitchen, 2 double beds, shower room, electric heating, loft storage, car parking on site. Please note that these properties are held on a 25 yr lease and dogs are not permitted on site.

The well-kept communal grounds have direct access to the promenade and is within a few minutes' walk of the village centre and restaurants etc, 10 months holiday usage. Recent on site, Wi Fi upgrade, on-site parking & reception.

Please note that these properties are holiday homes with 10 months of the year usage and good letting potential.

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 facilities can be found.

Glazed Entrance Door to:

Open Plan Living Room & Kitchen
4.48m x 3.43m (13'6 x 11'6)

Kitchen Area
2.25m x 2m (8'0 x 6'8)

Bathroom

Bedroom 1
2.90m x 2.62m (9'11 x 9'8)

Bedroom 2
2.51m x 2.45m (8'11 x 8'3)

Outside

The chalet to the front, has a large paved terrace, enclosed by balustrading facing the sea enjoying fabulous views. Parking is available for residents and guests in the site private car parks.

Services: Mains electric, water.
UPVC double glazing

Energy Performance Certificate: E
Council Tax Banding: Business Rated or band A

Annual Fee: £5360.47 approx per annum.
Which includes Ground Rent, Service Charge, Metered Electric & Insurance

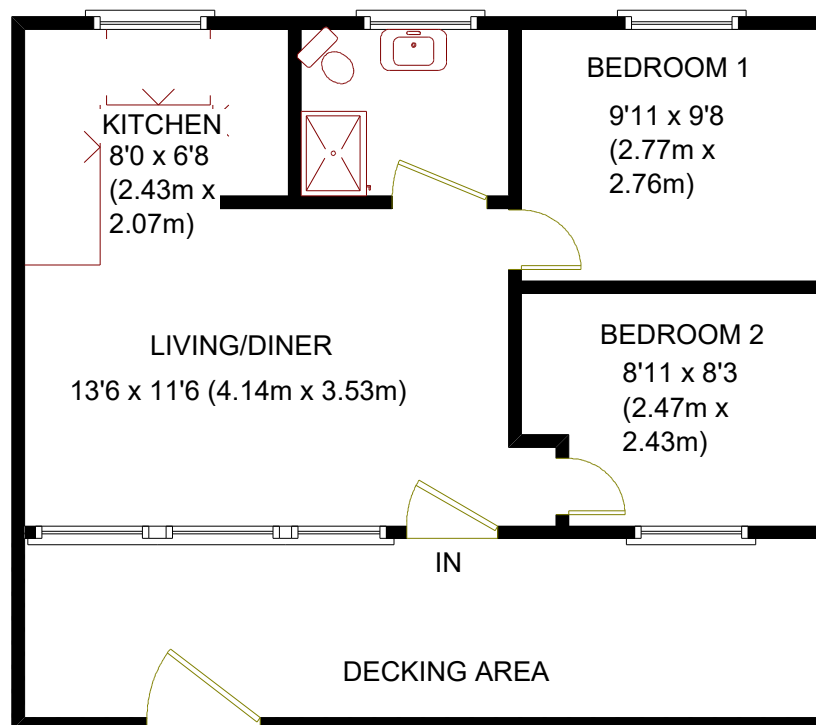
Lease: Original 50 year lease, approximately 25 years remaining.

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.





8 GOLDEN BAY
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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.

