

7 Seafront

76a Golden Bay Holiday Village, Westward Ho! EX39 1LB

Price Guide £217,500

**HARDING & CO**  
ESTATE AGENTS & VALUERS

**\*HOLIDAY HOME WITH MAJORITY BALANCE OF 115 YEAR LEASE\***

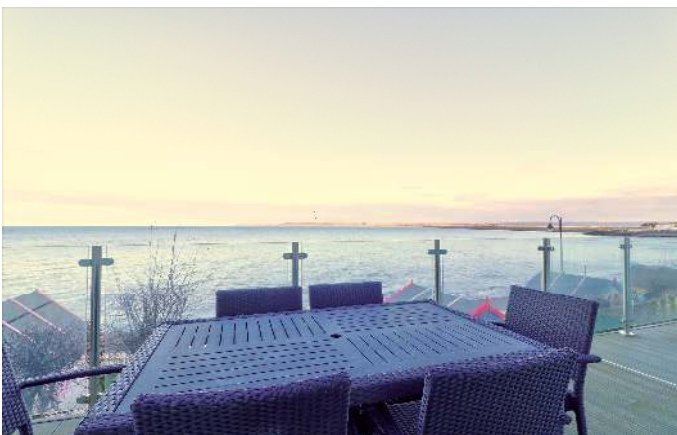
A superb two storey, 2/3 bedroom holiday home within Golden Bay Holiday Park, only a short level stroll of the popular seaside village centre & positioned alongside the promenade directly looking out over the sea. Accommodation boasts 3 spacious Bedroom spaces including the mezzanine (primary bedroom en-suite, open plan living/dining space, generous fitted kitchen, family bathroom, cloakroom and a modern outdoor terrace – yards from the seafront! **\*\*No Chain\*\***

Sold with all high-quality fixtures and fittings including updated and nearly-new white goods.

**\*\*Expected holiday rental returns of in excess of £20,000 gross per annum gross \*\***

Please note: These properties are available for 12 month of the year holiday use only and cannot be used as a permanent residence.

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.



**Accommodation Briefly:**

**Kitchen**

14'8 x 8'9 (4.49m x 2.67m)

**Lounge/Diner**

14'10 x 14'7 (4.54m x 4.46m)

**Master Bedroom**

11'1 x 10'3 (3.39m x 3.14m)

**Ensuite Shower Room**

5'10 x 5'10 (1.79m x 1.79m)

**Stairs to First Floor**

Attractive stainless steel modern balustrade to;

**First Floor Landing**

**Mezzanine/Bedroom 3**

14'8 x 10'1 (4.5m x 3.10m)

**Bedroom Two**

11'2 x 8'7 (3.41m x 2.62m)

**Outside Terrace**

15'7 x 7'5 (4.75m x 2.28m)

**EPC: C**

**Council Tax Band: A (unless Business rated)**

**Service Charges: £1802.15 Per annum**

**Ground Rent: £1904.55 Per annum**

**Insurance: £430.92**

**Lease: Majority remainder of 115 Years**

**Services**

All mains' services are connected. Gas central heating (Newly installed boiler), double glazing.

**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.





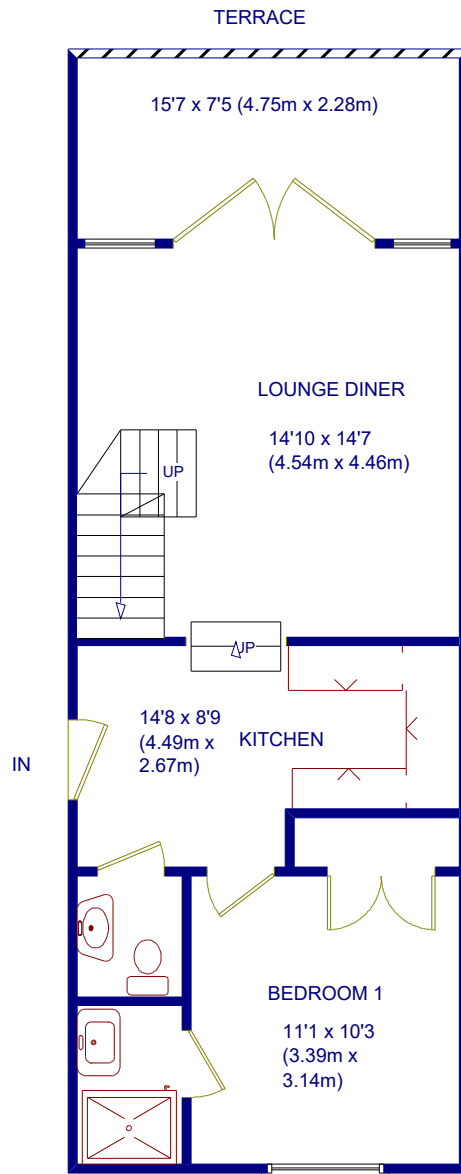
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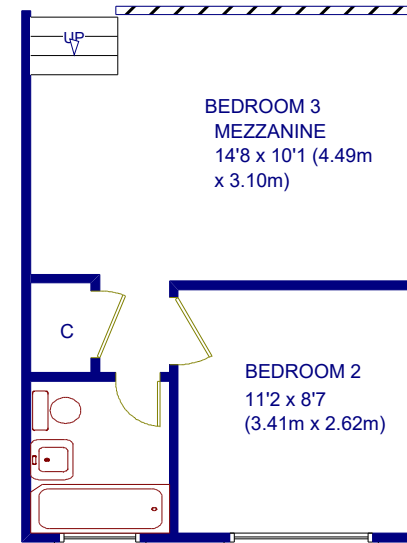
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GROUND FLOOR

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NOT TO SCALE



FIRST FLOOR



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.

