



11 Golden Bay Court, Nelson Road, Bideford, EX39 1LD
Offers In The Region Of £180,000

Stunning 2-Bedroom Apartment with Panoramic Ocean Views – Modern Living, Ample Parking, Steps from the Beach! Perfect for Investors or First-Time Buyers. No onward Chain.

Description

2-Bedroom Apartment with Stunning Sea Views

Ideally positioned in the heart of the village, just a short stroll from the beach and local amenities, this beautifully presented 2-bedroom first-floor apartment offers modern living with breathtaking views of the Atlantic Ocean.

The open-plan living space blends modern design with functionality. A key highlight is the large picture window in the living area, framing the spectacular seascape.

Access to the apartment is via a raised communal terrace that leads to a private entrance. Inside, you'll find two well-sized bedrooms and a recently refurbished bathroom. The main living area incorporates a modern kitchen with integrated appliances, a spacious lounge, and a dining area, all perfectly arranged to maximise the panoramic sea views.

The property parking with spaces available at the front and the use of the communal drying and garden area.

It previously has been a holiday let and the owners are open to the possibility of including furnishings in the sale, making this an ideal turnkey investment opportunity.

Location:

Westward Ho! is a picturesque village, rich in history and located north of Bideford and west of Appledore. It offers a perfect blend of old-world charm and modern living. The area is renowned for its long sandy beach, making it popular with surfers, horse riders, and families who return year after year.

Local amenities include a variety of shops, takeaways, a post office, a primary school, health and dental centres, and numerous churches. Northam, just a short distance away, boasts a public swimming pool, gym, and more dining options. Nearby Appledore, Bideford, and Abbotsham offer a wide array of pubs and restaurants.

The property is conveniently situated near the Atlantic Highway (A39), providing easy access to Cornwall and the M5. There is also a regular bus service connecting you to Barnstaple and other popular North Devon destinations such as Croyde and Ilfracombe.

Features

Open-plan Living Area: Spacious and bright with large picture window showcasing panoramic ocean

views

Modern Kitchen: Fitted with integrated appliances, marble-effect worktops, and ample storage

Bedrooms: Two generously sized rooms with double glazing

Newly Fitted Bathroom: Modern white suite with shower, vanity basin, and WC

Parking: Once Space in the communal car park.

Lease Details: Long 999-year lease (commenced in 1980), Ground Rent £249 per annum, Service Charge £961.12 (Correct at time of writing 25th September 2024)

Utilities and Council Tax:

Council Tax Band A

Water and Electric are mains connected

Electric heating and Hotwater

Directions

From Bideford Quay, proceed towards Northam and continue onto Atlantic Way. On reaching the one-way system, take a sharp right-hand turn towards the village, where you'll find Golden Bay Court on your left.

Kitchen / Lounge / diner 19'1" x 9'7" (5.84 x 2.94)

Bedroom 1 12'8 x 10'4 (3.86m x 3.15m)

Bedroom 2 12'8 x 6'4 (3.86m x 1.93m)

Bathroom 8'0 x 5'4 (2.44m x 1.63m)

Floor Plan

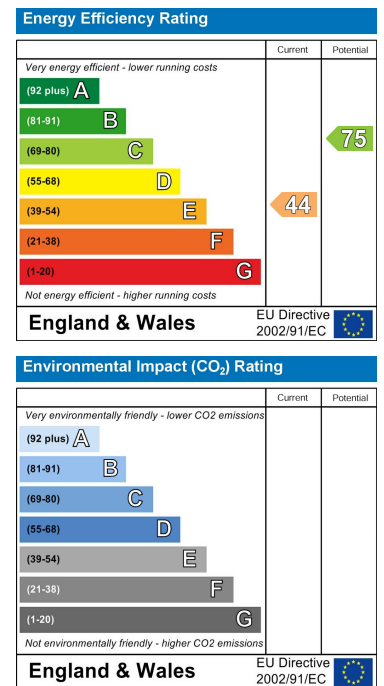


Floor Plan

Area Map



Energy Efficiency Graph



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Suite 103 Artavia House, Barnstaple, Devon, EX32 8HG
 Tel: 01271377237 Email: enquiries@collyers.biz
 78 Fore Street, KINGSBRIDGE, Devon, TQ7 1PP