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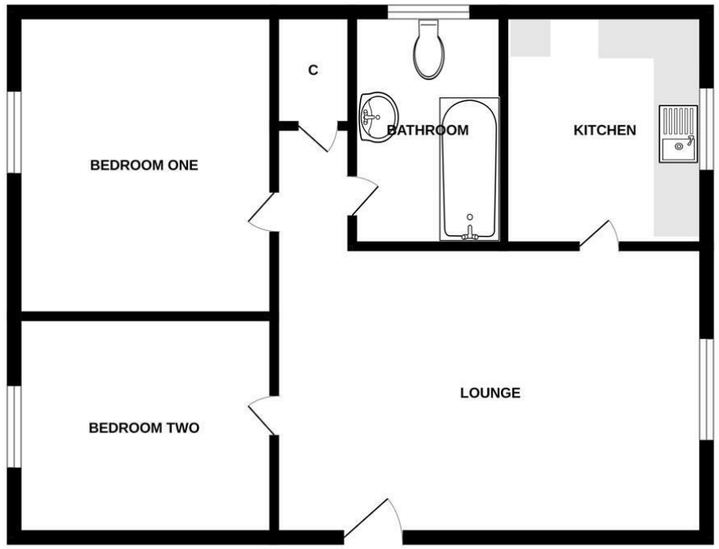

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Bideford, proceed to the Heywood Road roundabout. Continue straight across, taking the second exit onto on to Heywood Road, signposted Appledore and Westward Ho!. Continue along this road towards Westward Ho! passing the Durrant House Hotel on your right and as you come down the hill the speed camera on your right. Take the second right hand turn marked Beach Road. At the end of Beach Road turn right and take the next right onto Ridgeway Drive. Follow the road and Ridgeway Avenue is located on your left hand side with parking available in front.

Looking to sell? Let us value your property for free!

Call 01237 879797

or email bideford@phillipsland.com

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2 Bed Apartment

8 Ridgeway Avenue, Westward Ho, Bideford, EX39 1TR

Guide Price

£139,950

- Investement Opportunity
- Walking distance to the Beach
- Must See!
- Ideal First Home Purchase
- Communal Parking
- Popular Residential Location
- Neutrally Presented Throughout

Room list:

Lounge
5.36 x 3.40 (17'7" x 11'1")

Kitchen
2.41 x 1.88 (7'10" x 6'2")

Bedroom One
3.56 x 2.82 (11'8" x 9'3")

Bedroom Two
2.69 x 2.34 (8'9" x 7'8")

Bathroom

Outside

Lease Information
The flat is held under a 999-year lease commencing on 1 October 1989, with approximately 962 years remaining, at a nominal ground rent of £10 per annum.

Overview

The apartment features a spacious reception room, providing a welcoming space, with two well-proportioned bedrooms, it is ideal for small families, couples, or even as a holiday retreat. The bathroom and kitchen, while functional, presents an opportunity for personalisation and modernisation.

Set in a sought-after residential location, this property benefits from communal parking to the front, ensuring convenience for residents and visitors alike. Although the apartment requires some modernisation, it is a blank canvas ready for your creative touch, making it an exciting prospect for those looking to invest in a property that can be tailored to their preferences.

Whether you are a first-time buyer, an investor, or simply seeking a peaceful coastal escape, this apartment offers a unique chance to embrace the relaxed lifestyle that Westward Ho has to offer. With its proximity to the beach and local amenities, this property is not to be missed.

Location

Westward Ho! is a very popular North Devon coastal village, with a number of bars and restaurants and local shops including a butchers, convenience stores, a baker and a post office, along with its golden sandy Blue Flag beach, adjoining the pebble ridge, and the Royal North Devon Golf Club. Just a short drive away is the working port and market town of Bideford, located on the banks of the River Torridge, with an excellent range of facilities including schooling for all ages, and a selection of leisure amenities. Appledore, a former fishing village with its quaint narrow streets and quay is just a few minutes away by car. Accessible via the A39/North Devon Link Road is North Devon's Regional Centre, which houses the areas main shopping business and commercial venues, where fast access is available via the A361 to Junction 27 of the M5, part of the National Motorway Network

Services

Mains electricity, water and drainage.

Council Tax band

A

EPC Rating

D

Tenure

Leasehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on
01237 879797