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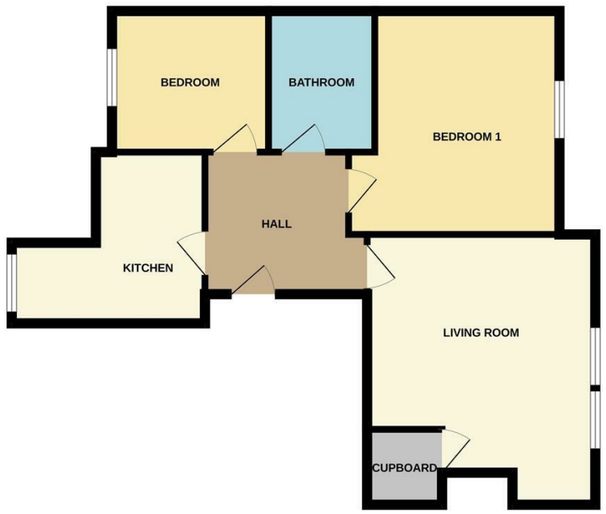
GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 619 sq.ft. (57.5 sq.m.) approx.
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 quay front depart the town in a northerly direction until reaching Heywood Roundabout, Here proceed straight across as though to Westward Ho!, and continue into the village. Where the road splits into one way systems, Kipling Court is located immediately on your left hand side. Proceed up to the building where Apartment 14 is on the eastern end.

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

Call 01237 879797

or email bideford@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Coastal Apartment For Updating

Flat 14, Kipling Court Kipling Terrace, Westward Ho!, Bideford, EX39 1HY

Asking Price
£90,000

- Spacious Coastal Apartment
- Living Room
- Private Parking Space
- Needs Improvement!!!
- Kitchen
- Spectacular Coastal Views!!!
- 2 Bedrooms
- Bathroom
- No Onward Sales Chain!!

Overview

Kipling Terrace and Court was originally constructed circa 1865 as the United Services College, where Rudyard Kipling was schooled, and latterly was converted into separate houses split into individual apartments. The Grade II Listed terrace, being of architectural and historical importance, sits in a prominent and elevated position, within easy reach of the village amenities, and affords spectacular coastal views. Located on the upper floor of the building, the apartment boasts gas fired radiator central heating, but is in need of improvement as an internal inspection will reveal.

Briefly the accommodation provides a communal entrance leading up to the upper floor accommodation comprising of an entrance hall, off of which is a generous sized living room, which boasts spectacular views over Westward Ho! and out to sea. Additionally there is a kitchen with fitted units, a bathroom and 2 bedrooms - the largest bedroom having similar views to the living room.

Westward Ho! is a very popular North Devon coastal village, with a good selection of local amenities, along with its long 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, a range of shops, 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 Barnstaple, 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

All Mains Services Available

Council Tax band

A

EPC Rating

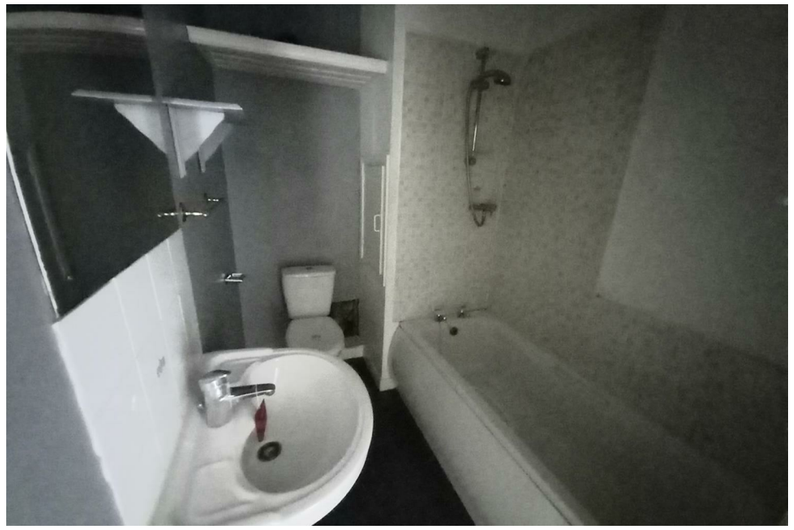
D

Tenure

Leasehold

Viewings

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



Outside

The apartment has its own conveniently located parking space. - “Right to park one private vehicle in a car parking space in the curtilage of the building which shall be allocated by the lessor”.

AGENTS NOTE - The property is held on the balance of a 999 year lease granted from 7th July 1983. Ground rent is payable at a sum of £12pa. The property is liable for a service charge of £145.18 per calendar month to cover the upkeep and maintenance of communal parts, and building insurance for the property.

Room list:

Entrance Hall

Living Room
4.78m max x 4.01m max (15'8" max x 13'2" max)

Kitchen
2.51m max x 2.49m max (8'3" max x 8'2" max)

Bedroom 1
4.01m max x 2.87m min (13'2" max x 9'5" min)

Bedroom 2
2.74m x 2.29m (9' x 7'6")

Bathroom
2.29m x 1.68m (7'6" x 5'6")