



## 7A Cleveland Terrace, Westward Ho!, BIDEFORD, EX39 1JR

Price Guide £199,950

- Superb Coastal Location
- Walking Distance to the Beach
- Attractive Character Features
- Modern Shower Room
- Breath-Taking Sea Views
- Spacious Accommodation Throughout
- Three Double Bedrooms
- NO CHAIN!

# 7A Cleveland Terrace, BIDEFORD EX39 1JR

Boasting breathtaking coastal views across the bay towards the golden sands of Westward Ho! and stretching to Saunton Sands, this impressive duplex apartment enjoys an enviable position within this highly sought-after coastal village. Offering spacious and well-designed accommodation, the property is enhanced by a number of attractive character features, creating a home of both charm and comfort. Ideally located within easy walking distance of local shops, restaurants, the village green, sandy beach and the renowned South West Coast Path, it presents a superb opportunity as a main residence, stylish second home or unique holiday retreat.



Council Tax Band: A



## LOCATION

The seaside resort of Westward Ho! boasts a glorious two mile stretch of golden sand which is considered a mecca for water and wind sports enthusiasts. The village also caters well for its residents providing a number of local shops and stores and a selection of public houses and restaurants. Within easy reach are the popular villages of Appledore and Instow, both just a short drive away and each providing a plethora of local shops, restaurants and bistros. Barnstaple, the regional centre of North Devon, is approximately 10 miles distant and provides high street shopping, the Tarka Rail Line to Exeter in the South and a convenient route to the M5 motorway via the North Devon Link Road.

## ENTRANCE HALL

This inviting space welcomes you into the property, providing useful space for coats and shoes and stairs to the first floor.

## FIRST FLOOR

### LOUNGE/DINER

19'2" x 15'0"

This spacious reception room boasts a terrific view over Westward Ho! beach and onto the sea and offers an attractive cast iron feature fireplace with surround, hearth and mantle, comfortable seating area and ample dining space.

### KITCHEN/BREAKFAST ROOM

14'7" x 12'3"

Fitted with a range of work surfaces comprising a Belfast sink with drawers and cupboards below and matching wall units over, built-in oven and microwave, inset gas hob with extractor over, space for fridge/freezer, dishwasher and washing machine, cupboard housing gas boiler, informal dining space and a view to the front.

## SHOWER ROOM

6'11" x 6'7"

Fitted with a white suite comprising a shower, low-level W.C and wash hand basin with vanity unit below, part-tiled walls and tiled floor.

## SECOND FLOOR

### BEDROOM ONE

17'11" x 8'4"

A good sized double bedroom with built-in wardrobes and a view of the sea.

### BEDROOM TWO

14'6" x 10'6"

A good sized double bedroom with a view to the sea.

### BEDROOM THREE

15'7" x 8'7"

A comfortable double bedroom, currently arranged as a twin, enjoying a view to the front.

## OUTSIDE

There is unrestricted on-road parking at the front of the property and the benefit of no garden liabilities.

## SERVICES

Gas fired central heating. All mains services.

## LEASE DETAILS

Balance of a 999 year lease granted in approximately 2004. A peppercorn ground rent of £1.00 per annum. The maintenance of the building is the shared responsibility of 7 & 7A, with costs equally divided as & when required. The annual building insurance equates to approximately £250.00 per annum; approximately £500.00 shared equally between 7 & 7A.

## Agents Notes

Please note that the seller of this property is related to a member of staff at Morris and Bott.



## Directions

From the A39 at Heywood Roundabout, head North towards Northam and Westward Ho! Proceed without deviation for approximately 1 mile and continue down the hill, past the speed camera, into Atlantic Way. Continue straight ahead the full length of Atlantic Way and into the One Way system. Before the road bears right, take the left hand turn into Kingsley Road and the property will be found after a short distance on the right hand side.

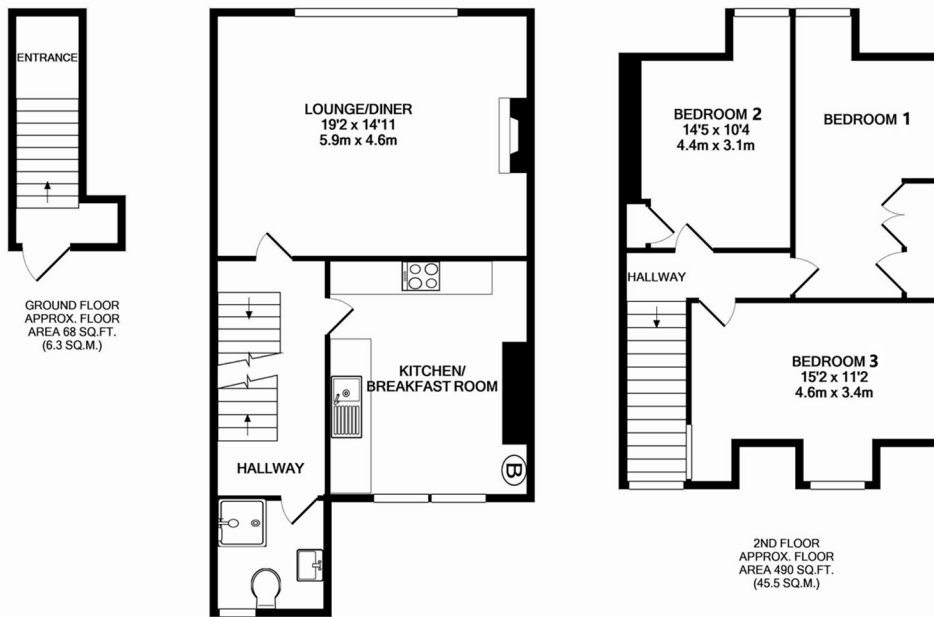


## Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

## EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	66
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 1160 SQ.FT. (107.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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