



11 Ridgeway Avenue, Westward Ho!, Bideford, Devon, EX39 1TR

Price Guide £150,000

- Ample Parking Available
- First Floor Apartment
- Short Stroll To Beach
- Popular Residential Location
- Well Presented
- Close To Amenities
- Sea Views

11 Ridgeway Avenue, Bideford EX39 1TR

Situated in the heart of the ever-popular coastal village of Westward Ho!, this well-presented two-bedroom first-floor apartment offers an excellent opportunity to enjoy seaside living, just a short stroll from the beach, local amenities and scenic coastal walks. Tucked away in a peaceful position, the property combines a sense of privacy with the convenience of its sought-after location. Beautifully maintained throughout and requiring minimal upkeep, it would make an ideal home for a working couple, small family or those seeking a low-maintenance coastal lifestyle. The property also benefits from ample off-road parking for both residents and visitors.



2



1



1



D

Council Tax Band: A



Location

Located within the heart of Westward Ho! just footsteps from its 2 miles of golden sandy blue flagged beach is a favourite with surfers, families, and bathers alike. Protected by the unique natural feature of the pebble ridge, the Northam Burrows Country Park is a popular spot with walkers and cyclists and is also the home of England's Oldest Golf Club, the Royal North Devon. The charming fishing village of Appledore is within 2 miles, with its maze of cobbled streets and picture postcard cottages. Appledore boasts a thriving selection of restaurants, pubs and cafes and its back streets are lined with independent shops and galleries. Barnstaple, the regional centre of North Devon, is approximately 10 miles away, reached via the North Devon link road, offers all the area's main shopping, business, commercial and leisure pursuits. Barnstaple's train station offers a link to the city of Exeter with connections to London and beyond.

Communal Entrance Hall

Welcomes you into the block and provides entrances to the four apartments.

Lounge/Diner

17'7" x 11'1"

The spacious living area welcomes you into the apartment, with large picture window allowing natural light to flood the room.

Kitchen

7'0" x 7'10"

This modern kitchen benefits from matching floor and eye level units and comes with a range of integrated appliances to include electric hob and oven, fridge/freezer and washer/dryer.

Bedroom One

9'1" x 11'9"

Good sized double bedroom with delightful sea views.

Bedroom Two

9'2" x 8'8"

Further good sized second bedroom, also benefiting from sea views.

Family Bathroom

6'11" x 5'10"

Fully fitted white suite comprising bath with electric shower over, low level WC and wash hand basin.

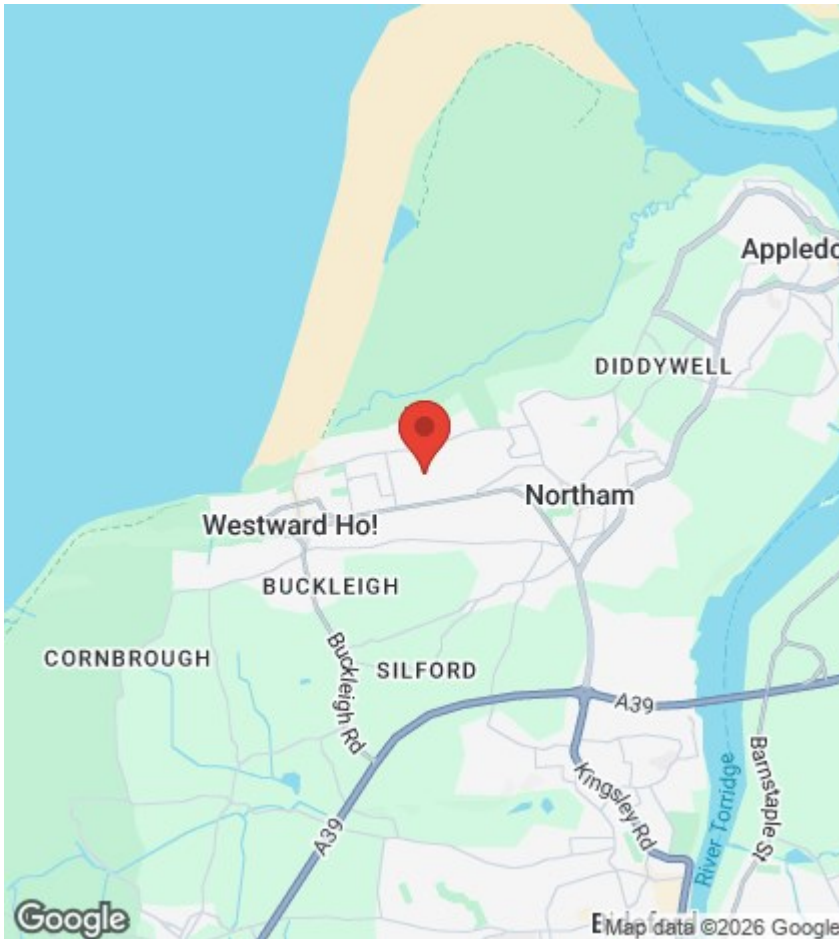
Outside

Ample parking spaces can be found at the front of the property on a first come first served basis.

AGENTS NOTE

The pictures shown were taken prior to the current Tenant's moving into the property. The property is in good condition, however has now been painted white.



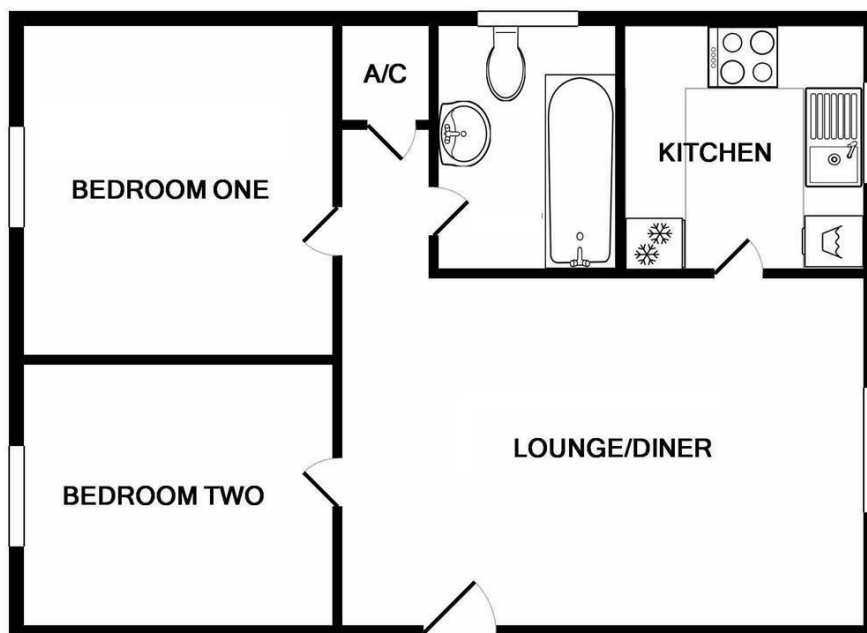


Directions

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 at the end with number 11 being found within a purpose built block on your right hand side.

EPC Rating: D.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



TOTAL APPROX. FLOOR AREA 561 SQ.FT. (52.1 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

Made with Metropix ©2017