



JAMES FLETCHER  
exp

# Apartment 11, Puffin Court

Bay View Road | Nr Westward Ho! | Bideford | EX39 1AF

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## 11 Puffin Court, Nr Westward Ho!

Perfectly placed on Bay View Road and commanding far-reaching views of the sea and surrounding countryside, this stylish duplex apartment is well-located on the picturesque North Devon coast. Enjoying spacious accommodation arranged over 2 floors, this spectacular property is immaculately presented throughout and boasts generous open-plan living space, along with dedicated off-road parking. The apartment is currently run as a successful holiday let and would suit those seeking the same, or would make for the perfect property for those seeking their first home or those hoping to relocate or downsize within this much sought-after position, sold with no chain.

Westward Ho!, named after the famous novel by Charles Kingsley, stands as a unique seaside village on the North Devon coast. Renowned for its expansive sandy beach stretching for over two miles and backed by the pebble ridge, it is regularly awarded "blue flag" status and is a haven for families, surfers and holiday makers alike. The village offers local shops and convenience stores along with a number of café's, pubs and restaurants and The Royal North Devon Golf Course nearby. With stunning coastal walks, panoramic views, and a vibrant atmosphere, Westward Ho! is one of North Devon's choice coastal locations along with the nearby villages of Appledore, offering a rich maritime history, and Instow, a popular tourist hotspot.

The port town of Bideford provides a wider range of facilities including a number of locally owned and operated shops and bistros, banks, a post office, secondary schooling and supermarket shopping. From here, the A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South. The A39 links up with the A361 to Tiverton, where there is a direct rail connection to London Paddington. To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

**TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE  
REF: JF0919**





**STEP INSIDE**

The communal entrance hall is found at the rear of the building, providing stairs to the second floor entrance to the apartment.

The apartment then opens to an inviting entrance hall, providing stairs to the top floor and a large window enjoying views of the sea. The entrance hall flows seamlessly to the generous open-plan living space, with the kitchen/lounge/diner enjoying a dual aspect with sea views at the front and far-reaching countryside views at the rear. The kitchen has been stylishly-fitted with a range of work surfaces comprising a 1 & 1/2 bowl sink and drainer unit with drawers and cupboards below and matching wall-units over and built-in appliances including; an oven and hob with extractor over, dishwasher, fridge & freezer and a washer/dryer, along with a convenient breakfast bar and ample lounge/dining space. Also found on the entrance floor is the second bedroom, a spacious double room enjoying countryside views at the rear.

Stairs rising to the top floor landing open to the main bedroom and the shower room. The main bedroom is a generous double room boasting a dual aspect with coastal views at the front and countryside views to the rear, whilst the shower room is fitted with a white suite comprising a large walk-in shower, low-level W.C, wash basin with vanity unit below and a chrome heated towel rail. Found at the top of the building, this floor also offers useful eaves storage.

In all, this impressive property is the perfect coastal residence or holiday retreat.

**OUTSIDE & PARKING**

The property provides one dedicated off-road parking space at the rear of the building along with access to communal bin storage. There are also a number of visitor's spaces available on a first come, first served basis.

**LEASE DETAILS**

The property is sold with the remaining balance of a 999 year lease which commenced c. 2004. Service charge: £1899.77pa which includes building insurance and the maintenance of the gardens and communal areas. There is an additional £75 payable as "yearly reserve fund in advance". Share of Freehold 1/13th.

**AGENTS NOTE**

The furniture, less any personal items, may be available to purchase by separate negotiation.

**VIEWINGS**

The property is currently run as a successful holiday let and viewings can only be conducted during changeovers or breaks in the calendar. Please check availability before making travel arrangements.





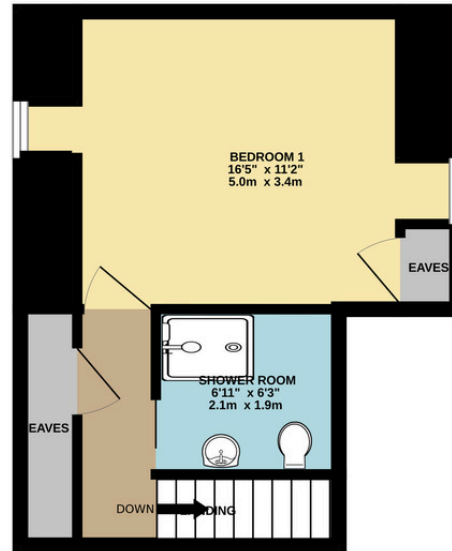




GROUND FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR  
263 sq.ft. (24.5 sq.m.) approx.



FLAT 11, PUFFIN COURT, BAY VIEW ROAD

TOTAL FLOOR AREA : 676 sq.ft. (62.8 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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**Services:** All Mains Connected. Gas Central Heating

**Tenure:** Leasehold (Share of Freehold 1/13th)

**EPC:** C

**Council Tax:** Currently Business Rated. Buyers will need to make their own enquiries with the local authority.

**Local Authority:** Torridge District Council

**Sellers Position:** No Onward Chain!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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