

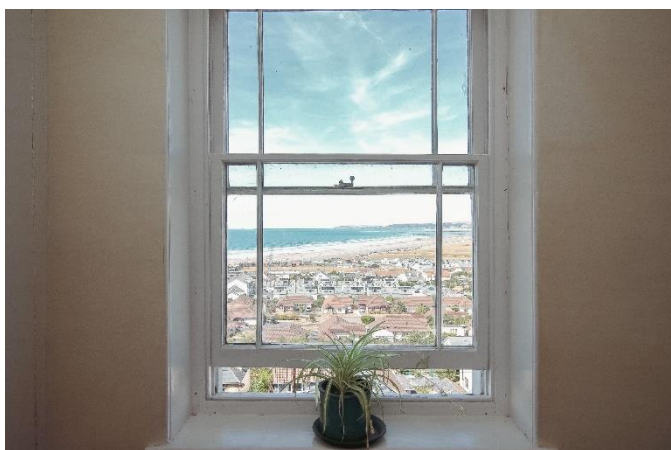


BRIGHTS
ESTATE AGENTS



24 KIPLING COURT, WESTWARD HO!, BIDEFORD. EX39 1HY - GUIDE £139,950

Two bedroom apartment within this impressive period building being within a short walk to Westward Ho! beach and the Village centre whilst having elevated panoramic coastal views and an allocated parking space.



brightsofbideford.co.uk
info@brightsofbideford.co.uk
01237 473241



BRIGHTS
ESTATE AGENTS



brightsofbideford.co.uk
info@brightsofbideford.co.uk
01237 473241

The Grade II listed Kipling Court apartment building has had a consistent popularity in Westward Ho! due to the fantastic views and being positioned just a short walk from the local shops and Westward Ho! village centre. The seaside promenade and long sandy beach are also close by. Regular bus services commute into the nearby Port and Market town of Bideford.

TENURE: Leasehold. The flat is being sold with the remaining balance for a 999 year lease with a monthly charge of £186.03 to cover ground rent, building insurance and maintenance of the communal areas.

SERVICES: All mains services. Gas fired central heating. Single glazed windows.

COUNCIL TAX BAND: A.

DIRECTIONS: From Bideford proceed to Westward Ho! along Atlantic Way. Once you have entered the one way system take the first turning left and then a sharp left which will give you access to Kipling Terrace/Kipling Court. The pedestrian access to the flat will be found to the rear and at the very end of the building.

The accommodation is at present arranged to provide (measurements are approximate):-

Communal entrance hall and stairs.

Entrance Hall and stairs to landing.

Door into: **ENTRANCE HALL:** Fitted carpet.

LIVING/DINING ROOM: 4.85m x 3.98m max Good sized under stairs storage cupboard, radiator and fitted carpet. Fantastic beach and sea views.

KITCHEN: 3.11m x 2.88m Working surface incorporating single drainer stainless steel sink unit with tiled splashback plus cooker with extractor fan over. Cupboards and drawers with matching wall units. Space and plumbing for washing machine. Wall mounted ideal gas fired boiler. Vinyl flooring.

BEDROOM ONE: 3.77m x 3.75m Radiator and fitted carpet. Superb beach and sea views. Fitted wardrobe.

BATHROOM: Fully tiled shower cubicle, low-level dual flush WC and wash basin. Ladder style electric radiator and built-in cupboards. Radiator and medicine cabinets. Tiled flooring and extractor fan.

BEDROOM TWO: 2.69m x 2.52 Radiator and fitted carpets.

OUTSIDE: There is an allocated parking space in front of the building and use of the communal grounds available.



BRIGHTS
ESTATE AGENTS



brightsofbideford.co.uk
info@brightsofbideford.co.uk
01237 473241



BRIGHTS
ESTATE AGENTS



brightsofbideford.co.uk
info@brightsofbideford.co.uk
01237 473241



BRIGHTS
ESTATE AGENTS



brightsofbideford.co.uk
info@brightsofbideford.co.uk
01237 473241



BRIGHTS
ESTATE AGENTS



brightsofbideford.co.uk
info@brightsofbideford.co.uk
01237 473241



BRIGHTS

ESTATE AGENTS



NOT TO SCALE – FOR IDENTIFICATION ONLY

CONSUMER PROTECTION ACT FROM UNFAIR TRADING REGULATIONS 2008 – The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check availability of any property and make an appointment to view before embarking upon any journey to see a property.

The accuracy of these particulars is not guaranteed nor do they form part of the Contract.
Applicants should verify details by personal examination and enquiry.

ANTI MONEY LAUNDERING REGULATIONS – It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your co-operation in this matter to ensure there is no unnecessary delay in agreeing your purchase, subject to contract. We will inform you of the process once your offer has been accepted subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Chartered Valuation Surveyors, Estate Agents and Auctioneers. Est. 1982

Directors: K J Bright FRICS and S A Bright BSc (Hons)

17 The Quay, Bideford, EX39 2EZ

Bright's of Bideford Limited T/A Brights. Registered in England and Wales No. 07207691

brightsofbideford.co.uk
info@brightsofbideford.co.uk
01237 473241