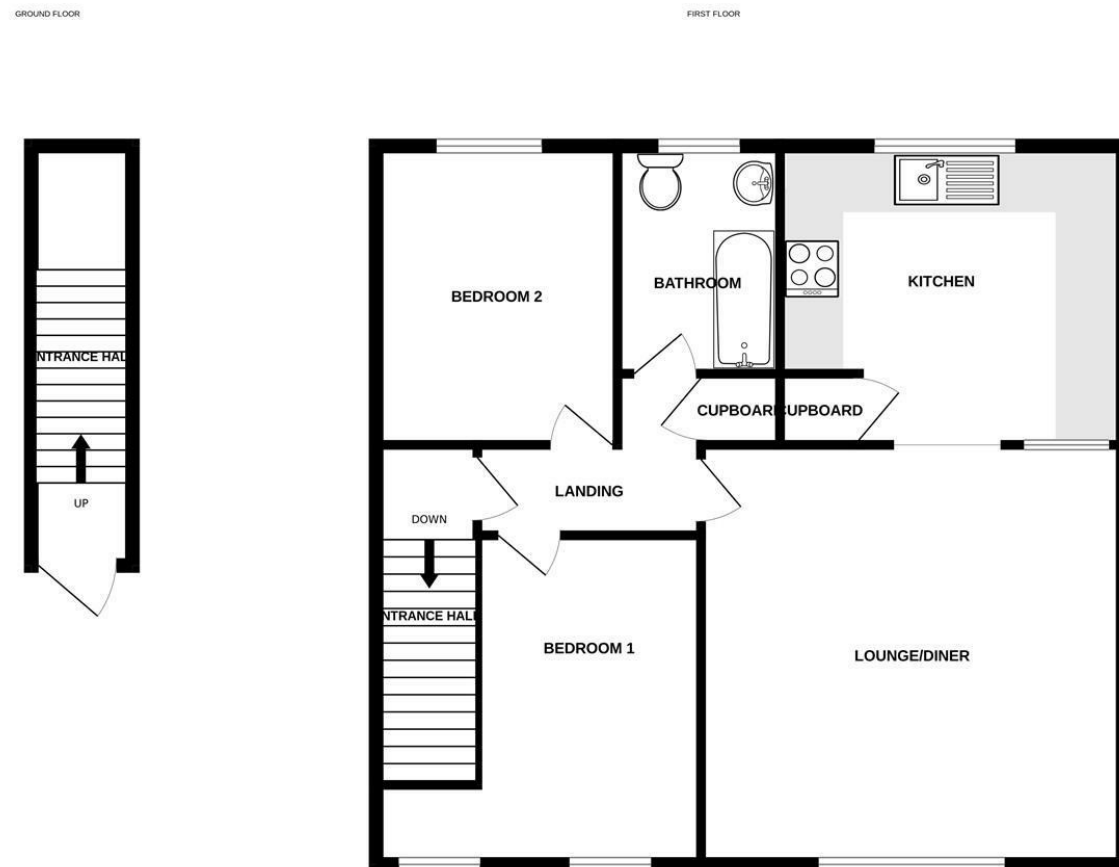




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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8 Trinity Court

Westward Ho!, Bideford, Devon EX39 1LT

Offers In Excess Of

£190,000

- Spacious first-floor apartment
- Two well-proportioned bedrooms
- Attractive coastal outlook
- Garage & off-road parking
- Private ground-floor entrance
- Close to the beach and village
- Communal garden areas
- COUNCIL TAX BAND A

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The apartment is approached through its own ground-floor entrance, with stairs rising to the first-floor landing. From here, doors lead to each of the principal rooms and two useful storage cupboards provide valuable additional space.

The generously proportioned lounge/diner offers ample room for both seating and dining furniture. A large picture window fills the room with natural light and provides an appealing outlook towards the sea.

The separate kitchen is fitted with an extensive range of contemporary gloss-fronted units, complementary work surfaces and integrated cooking appliances, with further space for freestanding appliances.

There are two well-proportioned bedrooms, including a spacious principal bedroom benefiting from a dual aspect and glimpses towards the coast. The second bedroom enjoys a pleasant outlook over the greenery to the rear. Completing the accommodation is a bathroom fitted with a white suite comprising a panelled bath with shower over, wash basin and WC.

Outside, residents have access to established communal garden areas, principally laid to lawn and bordered by mature trees and planting. There is also the inclusion of a garage and off-road parking designated to the property.

Mains services connected, electric heating.

Council Tax band

A

EPC Rating

D

Tenure

Freehold

Viewings

Strictly by appointment with the
Phillips, Smith & Dunn Barnstaple -
Lettings branch on
01271327919



Room list:

Ground Floor

Entrance Hallway

First Floor

Bedroom One

3.84 x 3.53 (12'7" x 11'6")

Bedroom Two

3.29 x 2.66 (10'9" x 8'8")

Lounge/Diner

4.80 x 4.07 (15'8" x 13'4")

Kitchen

3.29 x 3.20 (10'9" x 10'5")

Bathroom

Garage

Situation

Trinity Court is conveniently situated within the popular coastal village of Westward Ho!, well placed for its renowned sandy beach, adjoining pebble ridge and dramatic North Devon coastline. The village offers a useful selection of shops, cafés, restaurants and everyday amenities, together with opportunities for swimming, surfing and coastal walking.

The Royal North Devon Golf Club and Northam Burrows Country Park are also close at hand, while the nearby towns of Bideford and Barnstaple provide a broader range of shopping, leisure and transport facilities. The combination of coastal scenery and convenient amenities makes Westward Ho! an appealing location for permanent living or a seaside retreat.

