



- Modern Ground Floor Flat
- 15' Living Room
- 2 Double Bedrooms
- Garage

- In Need Of Renovation
- 13' Kitchen
- Bathroom
- Vacant - No Ongoing Chain

Situated in a well thought of modern but nicely matured development just off Bay View Road, this ground floor flat is offered with immediate possession. Improvement works are required and this is more than reflected in the sensible asking price.

Both villages of Northam and Westward Ho! are within easy reach with a good range of facilities and amenities together with the long sandy beach at Westward Ho! Bideford, the nearest town, is about 3 miles and the nearby A39 Link Road gives easy access to Barnstaple, the regional centre of North Devon.

Communal Entrance Foyer

With doors at front and rear.

Private Front Door Leading To

Entrance Hall

With built-in cupboard and cupboard with hot water cylinder.

Living Room

15' 0" max x 13' 0" (4.57m max x 3.96m) Dual aspect.

Kitchen

13' 0" x 7' 9" (3.96m x 2.36m)

Bedroom One

13' 0" x 8' 6" (3.96m x 2.59m)

Bedroom Two

9' 8" x 8' 6" (2.95m x 2.59m)

Bathroom

Outside

At the rear in a block is a lock up garage. There are communal clothes drying lines.

Garage

Tenure

The property is Leasehold for a term of 999 years with 951 years believed to be the unexpired term. Ground rent and maintenance charges approximately £1593.45 per annum which includes the general service & maintenance of the communal swimming pool and grounds along with insurance.

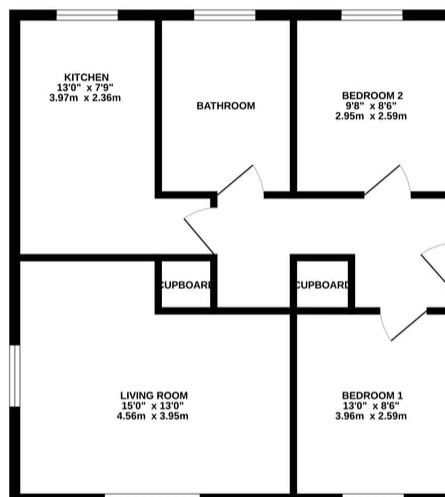
Services

Services: All mains services are believed to be available. Council Tax Band: A. Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority. EPC Energy Rating: D.

Directions

From Bideford, take the A39 towards Bude and Clovelly and at the first set of traffic lights, turn right signposted to Westward Ho! At the road junction, turn right again into College Close. The property is then on the right hand side - the furthest block.

GROUND FLOOR



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