



Lundy Court, 19 Stanwell Drive, Westward Ho!, Devon, EX39 1HE





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Guide Price £385,000

FIRST TIME ON THE MARKET SINCE NEW!! A luxuriously appointed PVC double glazed and gas centrally heated apartment accessed at entry level and affording 180 degree views across Barnstaple and Bideford Bay, out to Lundy Island, across to Baggy Point and up the estuary to Appledore and beyond.

Constructed by Midas Homes circa 2003, this apartment has accommodation comprising Communal Entrance Hall leading to the Entry Level Entrance to the property with an Entrance Hall with storage cupboards, a Triple Aspect Living Room affording panoramic views as detailed above, open access to a Kitchen with integral appliances, 2 Bedrooms both with En-Suite Facilities and a Separate W/C. A Balcony affording superb views is accessible from the Living Room and one of the Bedrooms.

Westward Ho! is a popular coastal village renowned for its long golden sandy Blue Flag beach, and the adjoining pebble ridge. It has a good selection of local amenities including a supermarket, post office, range of local shops, including a pharmacy, with a regular bus service providing access into the port and market town of Bideford with a wider range of facilities. Barnstaple, North Devon's Regional Centre, housing the areas main shopping, business and commercial venues, is approximately 25 minutes driving distance away, via the A39/North Devon Link Road.

# Lundy Court, 19 Stanwell Drive, Westward Ho!, Devon, EX39 1HE

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Luxurious Coastal Apartment  
Panoramic 180 Degree Coastal Views  
Gas Central Heating  
PVC Double Glazing  
En-Suites To Both Bedrooms  
1/12 Share Of Freehold  
Communal Parking  
Kitchen With Integral Appliances  
Balcony  
Must Be Seen!

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**Communal Entrance Leading Via Entry Level To**

**Private Entrance Hallway**

**Living Room**

13' 9" x 23' 5" (4.19m x 7.14m) With open access to Kitchen.

**Kitchen**

12' 4" x 7' 6" (3.76m x 2.29m)

**Bedroom One**

11' 10" x 14' 7" (3.61m x 4.45m)

**En-Suite Bathroom**

**Bedroom Two**

10' 4" x 9' 1" (3.15m x 2.77m)

**En-Suite Shower Room**

**Separate W/C**

**Balcony**

**Outside**

Electronic gated access leads to a communal parking facility and communal grounds.

**Agents Note**

Please note that this property cannot be holiday let, although shorthold tenancy lettings are permitted.

## SERVICES

Services: All Mains Services Are Available.

Council Tax Band: C.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: B.

Tenure: We are advised that property is held on 1/12 share of Freehold. A monthly service charge of £170.00 pcm is payable to cover buildings insurance, maintenance and upkeep of communal areas.

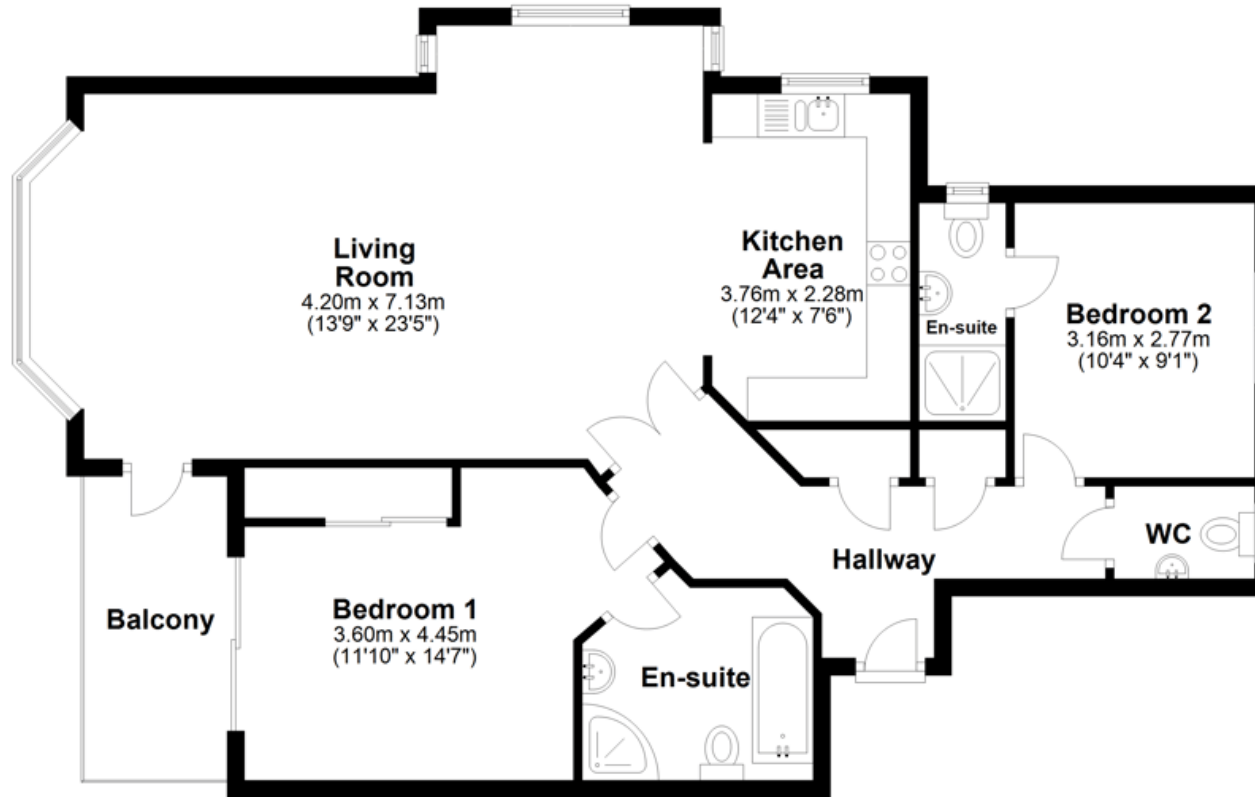
## DIRECTIONS

From Barnstaple head to Bideford on the A39 crossing the Torridge Bridge. Proceed straight across the next roundabout. At a set of traffic lights, turn right signposted Westward Ho! After passing a new housing development on your left at a crossroads turn left into Cornborough Road. Then turn right into Stanwell Drive following the road around to your right to Lundy Court.

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## Ground Floor

Approx. 87.2 sq. metres (938.7 sq. feet)



Total area: approx. 87.2 sq. metres (938.7 sq. feet)

Produced by Energy Performance Services for Identification purposes only.  
Plan produced using PlanUp.

**19 Stanwell Drive**

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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	82	83
(69-80)	<b>C</b>		
(54-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



