



Nassau Court, Merley Road, Westward Ho!, Devon, EX39 1GZ



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Guide Price £460,000

An architect designed Masterpiece situated on the very edge of the Atlantic Ocean and offering an unparalleled waterside experience, as well as a superb investment opportunity being a lucrative and successful holiday let, this stunning apartment offers views that really must be experienced to be believed. There are several apartment blocks that have been built in the increasingly desirable coastal village of Westward Ho! over the last few years but there is only one that allows the lucky owner to sit up in bed and enjoy their morning coffee whilst drinking in a view that comprises of gently rolling waves passing by 'within biscuit toss' as they used to say in the Royal Navy! The accommodation comprises a stunning open plan kitchen/living/dining room with oversize patio doors opening onto the balcony and with those incredible views beyond, a master bedroom with en-suite shower room and, again, patio doors opening onto the balcony and offering superb uninterrupted sea views, two further bedrooms and family bathroom, a spacious and welcoming entrance hall and a useful utility room. There is also a dedicated parking space in the secure underground car park. Properties within this sought after development are rarely available and the agents recommend an early viewing to appreciate what the property has to offer.

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Stunning And Uninterrupted Sea Views
Three Bedroom Luxury Apartment
Generous Private Balcony Accessed From Living Room And Master Bedroom
Open Plan Kitchen / Dining / Living Room
Master Bedroom With En-Suite Shower Room
Secure Underground Parking
Ideal Holiday Home Or Holiday Let Investment
Balance Of 999 Year Lease

Communal Area Leading To Private Front Door

Entrance Hallway

With airing cupboard.

Bedroom Three

10' 0" x 7' 3" (3.05m x 2.21m)

Bedroom Two

12' 9" x 10' 8" (3.89m x 3.25m)

Bathroom

With heated towel rail.

Living / Dining Area

18' 2" x 14' 8" (5.54m x 4.47m)

Kitchen

9' 11" x 9' 5" (3.02m x 2.87m)

Utility Room

Master Bedroom

13' 9" x 13' 7" (4.19m x 4.14m)

En-Suite Shower Room

With heated towel rail.

Outside Space

Outside space is provided by the generous balcony which offers superb and endless sea views. The balcony, which can be accessed from the living room and the Master Bedroom, also benefits from obscured glass partitions offering a high degree of privacy.

Agents Note

PLEASE CONFIRM SERVICE CHARGES & GROUND RENT
PLEASE COFIRM IF NO.8 HAS AN INDIVIDUAL WATER METER.
DOES THE SALE INCLUDE FURNITURE, FIXTURES & FITTINGS?

SERVICES

Services: We understand that mains water, drainage and electricity are connected.

Council Tax Band: TBC.

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, proceed towards the A39 and upon reaching the Heywood Roundabout, go straight across and follow the road as it leads down the hill into the village of Westward Ho! Continue along Atlantic Way, passing the imposing Victorian building Kipling Terrace on the left hand side and follow the road until the sharp right hand bend, and here turn left onto Merley Road. Continue along for a short distance and then turn down right and continue along until reaching Nassau Court.

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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales <small>EU Directive 2002/91/EC</small> | | |



