



4 Rowena, Kingsley Road, Price Guide £149,950
Westward Ho!, Devon EX39 1JB

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A very spacious ground floor 2 bedroom apartment (approx.950sqft) with period features enjoying lovely sea views from the 2 principle rooms set within an impressive period building in an elevated position within easy reach of the village and the beach. Reception room, kitchen/breakfast room, 2 beds, bathroom, communal gardens, off-street parking. vacant possession-no chain-ideal buy to let or first time purchase.

Westward Ho! is a popular seaside resort famous for its pebble ridge and long promenade, along with approximately three miles of lovely sandy beach. Behind the pebble ridge lays Northam Burrows Country Park, and The Royal North Devon Golf Club. Local amenities in the centre of Westward Ho! offer a good range of shopping facilities, restaurants, cafés and public houses. A regular bus service runs to the port and market town of Bideford (approx. 2 miles) where a wide range of shopping, banking and recreational facilities can be found. The A39 North Devon Link Road provides access to the regional centre of Barnstaple and beyond to the national motorway network.



Apartment 4 is accessed via a footpath to the rear of the building leading to its own front door with decorative stained glass panel to:

Reception Hall

4.11m x 2.44m (13'6" x 8')

A large entrance hall with laminate flooring, walk-in cloaks cupboard, high level cupboard housing electric consumer unit. Doors to all rooms.

Living Room

7.35m x 5.1m max (24'1" x 16'7")

A grand, high-ceilinged reception room with feature bay window affording lovely views over the beach and ocean towards Saunton. Original coving, picture rail, dado rail and ornate period-style fire surround (currently closed off), 2 large radiators housed in decorative timber radiator covers.

Kitchen/Breakfast Room

4.04m x 2.65m (13'3" x 8'8" max)

Fitted with a range of matching beech effect base units with work surfaces over, single drainer stainless steel sink with mixer tap, space for gas cooker, space and plumbing for washing machine. Period style fire surround housing Glo-worm gas fired combination boiler supplying central heating and hot water. Ample space for breakfast table and chairs, high ceiling, sash window to rear.

Bedroom 1

5.37m x 3.53m (17'7" x 11'6")

A spacious master bedroom with high ceiling, enjoying ample natural light from a large sash window to enjoy the lovely sea views. Fireplace with carved timber surround and cast iron grate with tiled slips. Two built-in wardrobe cupboards with hanging rails and shelving. Radiator. Coving and picture rails.

Bedroom 2

2.94m x 2.44m (9'8" x 8')

High ceiling and large sash window to rear.

Bathroom

Fitted with a white 3 piece suite comprising bath with period-style mixer tap with hand shower attachment, low-level W.C. and wash hand basin, laminate flooring, radiator housed in timber radiator cover.

Outside

The property is approached through a five bar gate on Kingsley Road giving access to a gravelled area of off-street parking available on a first come first served basis. There is an area of lawned communal garden to the front of the building enjoying sea views.

Services: All mains services connected.

Services Charges: £90 pcm to include buildings insurance, ground rent and maintenance of the building.

Lease Details: Original 200 year lease with 158 years unexpired.

Energy Performance Certificate: D

Council Tax Banding: A

Directions

From Bideford Quay proceed along Kingsley Road, continue over the Heywood Road roundabout, signposted Westward Ho!, drive down the hill into Atlantic Way as far as where the road forks. Take the left hand fork into Kingsley Road where Rowena will be found on the right-hand side facing the sea with name plate clearly displayed on the gate.



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