



63 Golden Bay

Merley Road, Westward Ho! Devon EX39 1LB

Price Guide £40,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS

A 2 bedroom holiday chalet situated in the popular Golden Bay Holiday Village of Westward Ho! enjoying far reaching distant sea views from its own private terrace. The chalet benefits from UPVC double glazing, 2 bedrooms, kitchen, shower room, light and spacious living accommodation and a sizable enclosed patio area enjoying views over the communal gardens and out to sea. Please note these properties have a 10 month holiday use only and owners must have a permanent residence elsewhere. Pets are not permitted on site.

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.



### Front door into:

### Living/Dining Area

**14' 7" (4.45m) x 12' 8" (3.88m) max**

Light and spacious open plan living area with uPVC double glazed windows overlooking the private, walled terrace. Electric wall heater. Open plan to:

### Kitchen

**6' 11" (2.13m) x 6' 1" (1.86m) max**

Comprising a range of eye level and base units with rolled edge work surfaces over with space for a tall fridge-freezer, integrated oven and hob, part-tiled walls and double glazed window to rear.

### Bedroom 1

**9' 10" (3m) x 8' 8" (2.66m)**

A good sized double bedroom with electric wall heater and window to the front.

### Bedroom 2

**8' 8" (2.66m) x 7' 9" (2.38m)**

A further double bedroom with a window to the rear, electric wall heater.

### Shower Room

**7' 3" (2.21m) x 6' 1" (1.85m)**

Fitted with a 3 piece suite comprising corner entry shower cubicle, low flush WC and pedestal wash hand basin, storage cupboard, extensive wall tiling.

**Services:** Mains electric, water.  
uPVC double glazing

### Outside

To the front of the property there is a large private patio area with lovely view down over the park and out to sea.

**Energy Performance Certificate:** E  
**Council Tax Banding:** A

**Ground Rent:** £1,728.39 per annum  
(subject to RPI annual increases as per lease schedule)

**Service Charge:** £1,642.83 approx per annum.

**Lease:** Original 50 year lease approx 32 years remaining.

**Insurance:** £207.90 per annum.

**NOTE: This is subject to 10 month holiday restriction. No pets allowed on the site.**

**Directions:** From Bideford proceed towards Northam until reaching the Heywood Roundabout, take the second exit following signs to Westward Ho! and Northam. Continue along this road passing the Durrant House Hotel on the right hand side. Continue in to Westward Ho! until you reach the one-way system. On leaving the one-way system turn right into Merley Road. Then turn immediately right into Golden Bay Holiday Village and car parking is available here. Proceed on foot from here.





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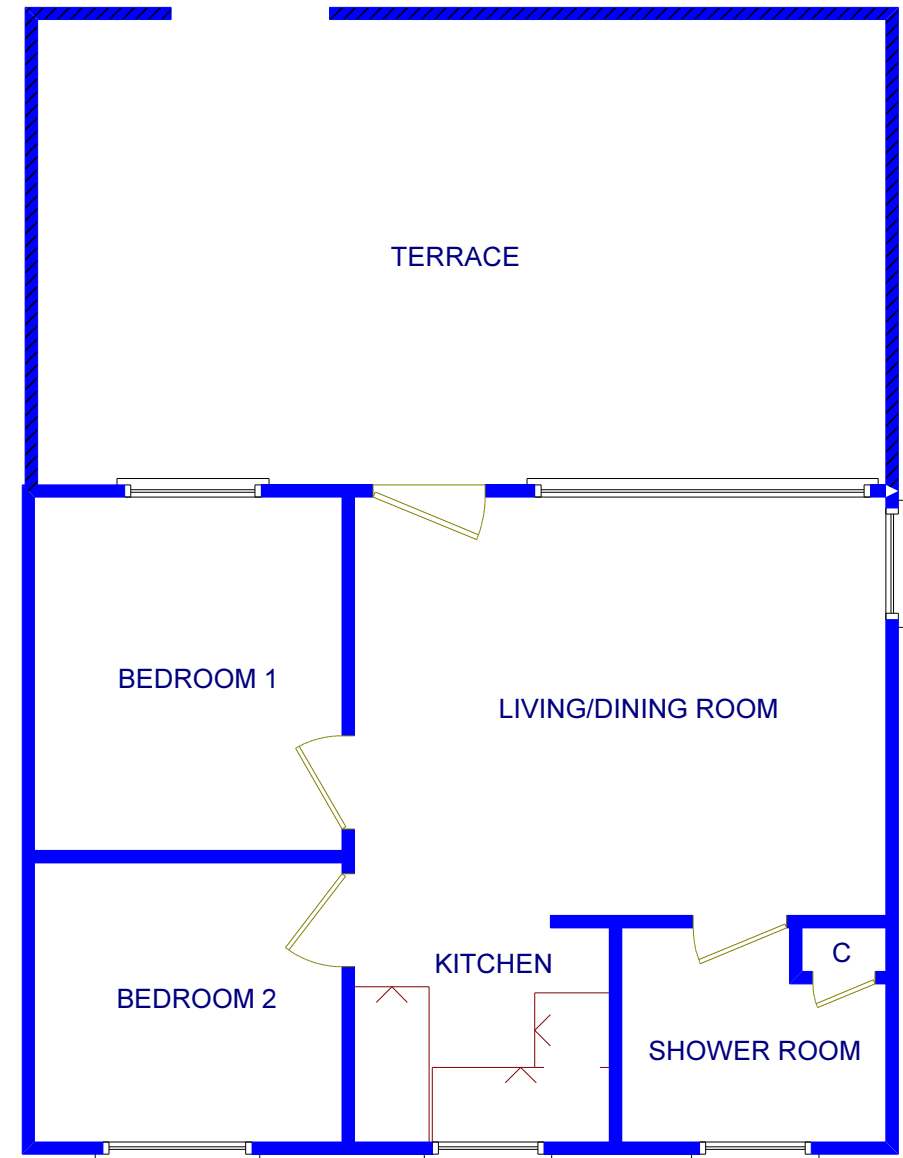
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