



34 Golden Bay
Westward Ho!, Bideford, Devon EX39 1LB

Price Guide £55,000

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A well situated 2 bedroom semi-detached holiday chalet, in Golden Bay Holiday Village, enjoying lovely sea view and a good sized private deck to the front. This property has been updated in recent years having a modern kitchen and bathroom, presented in good order and includes furniture and fixtures & fittings. The property can be used for holiday letting for 10 months of the year (closed Jan & Feb) and can achieve circa/approx. £11k/annum gross. GBHV is a well run family holiday park, only a short stroll from the sea water pool, on the promenade, beach and the village centre. Living room, open plan kitchen, 2 double bedrooms, bathroom, electric heating, parking, communal gardens, 29 year lease until 2050.

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.



Pathway with generous private deck area to the front enjoying side views towards the sea and Saunton in the distance.

Entrance Door to:

Living Room

4.44m x 3.20m (14'7 x 10'6)

Windows Laminate flooring. Two electric radiators. Lawn/garden views.

Open Plan Kitchen

2.51m x 2.18m (8'3 x 7'2)

Range of beech effect units. Sink with mixer tap. Base and wall storage cupboards. Integrated oven. Electric hob and extractor. Tall fridge/freezer. Microwave. Toaster. Loft hatch to access storage space.

Bedroom 1

3.10m x 2.57m (10'2 x 8'5)

Two fitted single wardrobe cupboards with centre recess for double bed. Electric wall radiator. Window to the front.

Bedroom 2

2.62m x 2.31m (8'7 x 7'7)

Window to the rear. Electric wall radiator.

Bathroom

White suite of panelled bath with electric shower over. Pedestal wash hand basin. Low flush w.c. Part-tiled walls.

Services: Mains electric, water. uPVC double glazing.

Outside

To the front of the property there is a good size private deck area with lovely views over the park and out to sea.

Energy Performance Certificate: TBC
Council Tax Banding: Business rated.

Ground Rent: £1,798.16 per annum (subject to RPI annual increases as per lease schedule)

Service Charge: £1,538.18 per annum.

Lease: Original 50 year lease approx. 29 years remaining until 2050.

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.



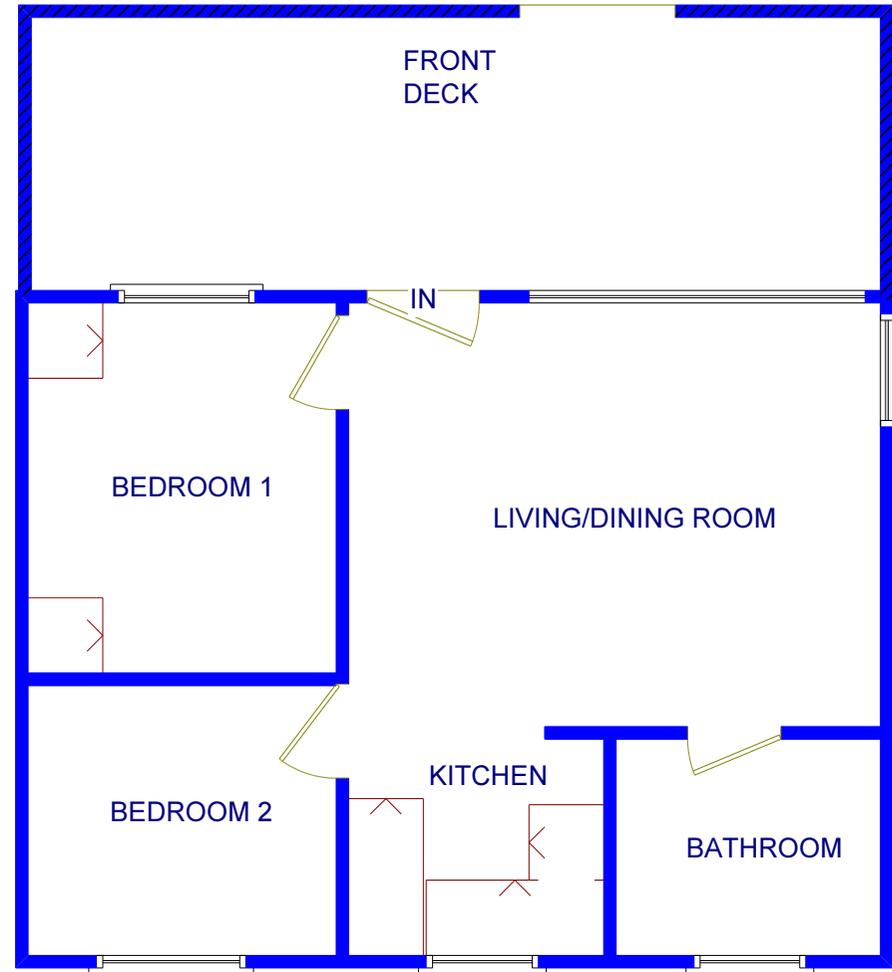
31 Bridgeland Street, Bideford,
Devon EX39 2PS

t: 01237 476544

f: 01237 422722

e: bideford@hardingresidential.com

www.hardingresidential.com



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