



33 Ocean Park
Westward Ho! Bideford EX39 1NA

Price Guide: £295,000

HARDING & CO
ESTATE AGENTS & VALUERS

A superbly presented and particularly spacious ground floor 2 bedroom (1 En-suite) apartment with a spectacular coastal outlook. The property has been thoroughly upgraded recently which includes a new integrated kitchen, new flooring, carpets and stylish décor. The apartment benefits from its own balcony, designated underground parking, full gas central heating and double glazing.

No Chain

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.



Accommodation Briefly;

Open Plan Lounge/Dining Room
24' x 16'9 (7.32m x 5.11m) door to Balcony

Kitchen
13'1 x 8'11 (3.99m x 2.72m)

Bedroom 1
18'4 x 10'10 (5.60m x 3.30m)
Plus En-Suite Shower room

Bedroom 2
13'4 x 8'8 (4.06m x 2.64m)

Shower Room

Outside

The property benefits from the use of the beautifully maintained communal garden areas. Two private Storage Units (rare to have 2) and one designated underground Car Parking Space.

Services: Mains water, drainage and electricity & gas.

Energy Performance Certificate: B

Council Tax Banding: D

Tenure: The property is held on the balance of a 999 year lease commencing from 2001 with an annual maintenance charge of approximately £1600 per annum payable to include Buildings Insurance and the maintenance of all common parts including cleaning, lighting, heating of common hallways and staircases and lift maintenance etc. Ocean Park is managed by Northwood UK in Barnstaple, and the owners of each apartment own 1/40th share of the Freehold.
Agents Note: No pets allowed under the Lease Terms.

Directions: Entering Westward Ho! along Atlantic Way – proceed through the one-way system and continue past the right

turning for Youngaton Rd. Continue past and ignore the next sharp right bend that takes you into the village and Ocean Park will be found on the right hand-side. The entrance to the car park at the rear is through Golden Bay Holiday Park.





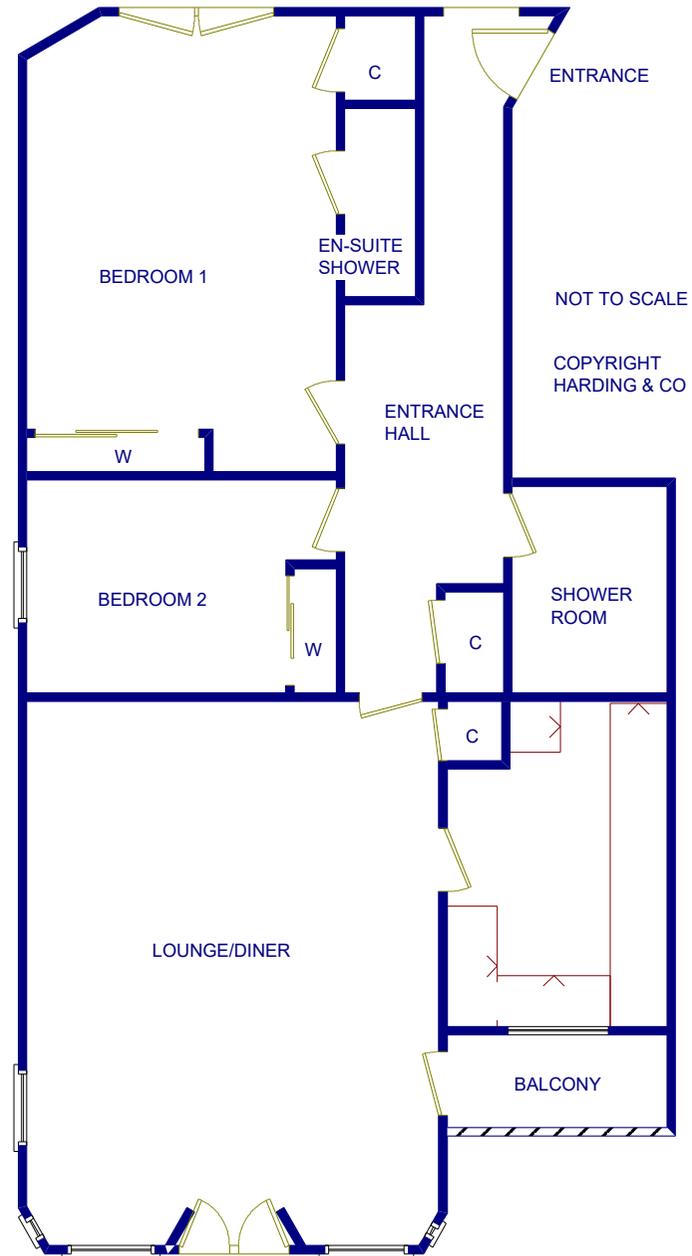
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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

