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51 KALA FAIR, WESTWARD HO!, BIDEFORD. EX39 ITX – GUIDE £129,950

Purpose built ground floor two bedroom flat with modern kitchen, shower room and ample communal parking not far from the Westward Ho! centre.



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The flat is within a block of six, occupies a superb location being close to the beach and adjoining Northam Burrows which forms part of the Royal North Devon Links championship Golf course. It is also within a reasonably easy walk of the village centre where there are a good selection of local shops, pubs and restaurants.

From Golf Links Road there are regular bus services giving easy access out of the village with Northam village being just half a mile distant, whilst the Port and Market town of Bideford is within three miles.

SERVICES: Mains water, electricity and drainage. UPVC double glazed windows.

TENURE: Leasehold - 999 years from July 1990. The service and maintenance charge is £900.00 a year paid in two instalments of £450.00. This covers insurance, property/communal grounds maintenance and the ground rent.

COUNCIL TAX: Band A.

DIRECTIONS TO FIND: From Bideford Quay proceed towards the A39 North Devon Link Road, at the main roundabout proceed straight across, as signposted to Westward Ho! Follow this road which leads directly into Westward Ho!, once in the village turn right into Beach Road and continue to the bottom. Turn right again into Golf Links Road, proceed on for a further few hundred yards turning right into Kingsley Park. Take the 2nd turning right into Kala Fair and the flat will be found within the middle block straight ahead.

The accommodation is at present arranged to provide (measurements are approximate):-

ENTRANCE HALL: Tiled flooring and storage for coats and footwear.

LIVING ROOM: 5.05m x 2.83m Two electric radiators and fitted carpet. Built-in cupboard.

KITCHEN: 3.84m x 1.52m Working surface incorporating single drainer sink unit with tiled splash back, four ring electric hob with oven below and extractor fan above. Integrated fridge freezer, space and plumbing for washing machine, cupboards and drawers with matching wall units. Built-in airing cupboard housing the hot water tank.

BEDROOM ONE: 4.40m x 2.51m Fitted carpet.

SHOWER ROOM: Fully tiled shower cubicle, wash basin and WC Combi unit with storage below. Chrome ladder style electric radiator. Laminate flooring and extractor fan.

BEDROOM TWO: 4.19m x 2.53m max Electric radiator and fitted carpet.

OUTSIDE: Communal parking area.



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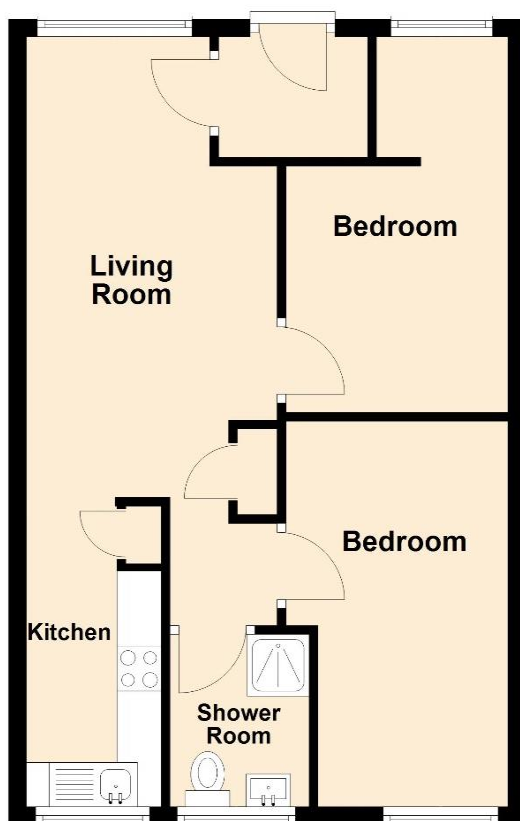
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Total area: approx. 47.5 sq. metres (511.2 sq. feet)

FOR IDENTIFICATION ONLY NOT TO SCALE

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The accuracy of these particulars is not guaranteed nor do they form part of the Contract.
Applicants should verify details by personal examination and enquiry.

ANTI MONEY LAUNDERING REGULATIONS - It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your co-operation in this matter to ensure there is no unnecessary delay in agreeing your purchase, subject to contract. We will inform you of the process once your offer has been accepted subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Chartered Valuation Surveyors, Estate Agents and Auctioneers. Est. 1982

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