Bond Oxborough Phillips

Changing Lifestyles

Flat 7 Kipling Court
Kipling Terrace
Westward Ho
Bideford
Devon
EX39 1HY

Asking Price: £120,000 Leasehold







Changing Lifestyles

01237 479 999
bideford@boppproperty.com

Flat 7 Kipling Court, Kipling Terrace, Westward Ho, Bideford, Devon, EX39 1HY

A SPACIOUS GROUND FLOOR APARTMENT ENJOYING WONDERFUL COASTAL VIEWS

- 1 Bedroom opening onto a private Balcony
- Light & airy Living / Dining Room with large bay window framing views across the village, beach & Atlantic Ocean
- Fitted Kitchen with built-in oven & hob
- Bathroom & welcoming Entrance Hall
- Wonderful views across Westward Ho!, the beach & the Atlantic Ocean
- Allocated parking space included
- No onward chain
- With a little updating, this spacious apartment could become a lovely permanent home or coastal retreat in a superb location











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Offering generous living space, spectacular sea views and excellent value, 7 Kipling Court is an appealing ground floor apartment within easy reach of Westward Ho! village and its sandy beach. With spacious rooms, character features and a private balcony, it offers a wonderful opportunity to enjoy life by the coast.

The light and airy Living / Dining Room features a large bay window framing views across the village, beach and Atlantic Ocean, while a feature fireplace adds to its charm. The generously sized double Bedroom opens directly onto the Balcony - an inviting spot for morning coffee while taking in the ever-changing coastal scenery. A separate fitted Kitchen with built-in oven and hob, a Bathroom with shower over the bath, and a welcoming Entrance Hall with an attractive archway complete the accommodation.

An allocated parking space close to the communal entrance, the balance of a 999-year lease and vacant possession with no onward chain further enhance the appeal.

With a little updating, this spacious apartment could become a lovely permanent home or coastal retreat in a superb location.

Council Tax Band
A - Torridge District Council

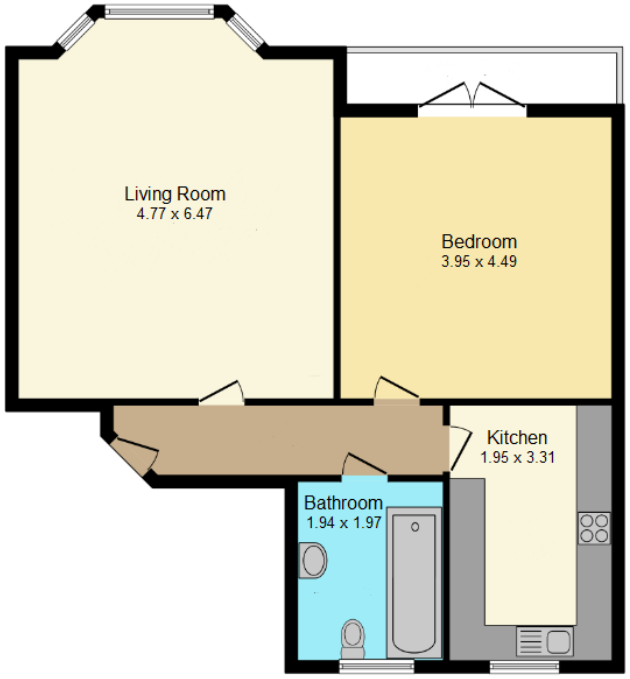
Agents Note
We understand from the vendors that 957 years remain of an original 999-year Lease.

The service charge £186.03 per calendar month to include Buildings Insurance and the upkeep of the communal areas.

The Flat has a share of the Freehold and as such there is no ground rent.

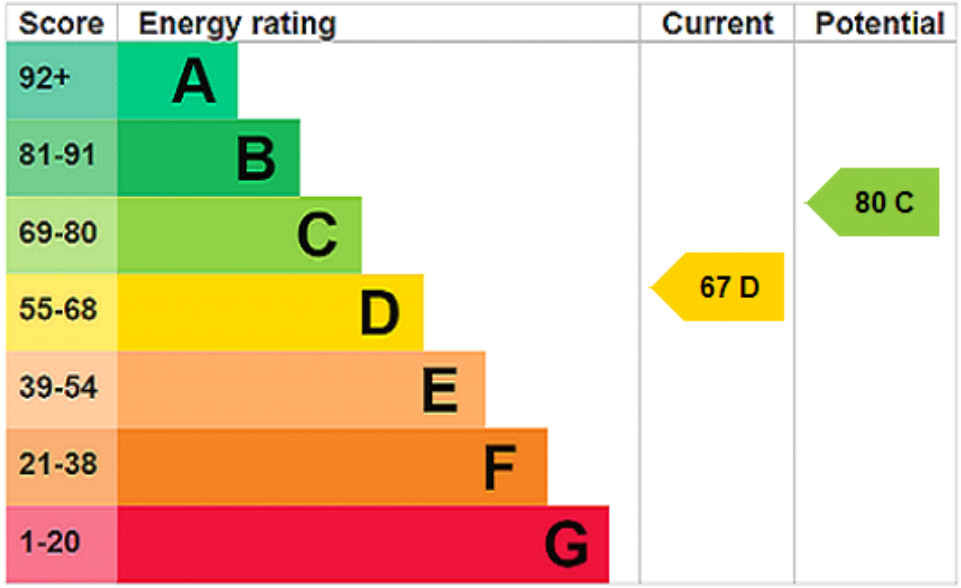
The lease precludes the right to holiday let the flat.

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Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



Please Note

If you choose to make an offer and it is accepted, a fee of £30 including VAT per buyer will be payable for (AML) anti-money laundering checks.

Directions

From Bideford Quay proceed towards Northam bypassing the village and continue onto Atlantic Way. Upon entering the one-way system, take the first left hand turning onto Kingsley Road. Take the sharp left hand turning approaching Kipling Court. Park in one of the visitor bays. Our agent will meet you at the front of the property and show you to the apartment.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them, we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.