

54 Kala Fair Westward Ho Bideford Devon EX39 1TX

Asking Price: £137,500 Share of Freehold



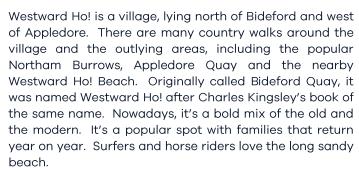




A STYLISH FIRST FLOOR FLAT

- 2 Bedrooms
- Spacious Living/ Dining Room with sea views
 - Well-equipped Kitchen
 - Modern bathroom
- Communal grounds & off-road parking bays
- Short walk to Westward Ho!'s beach & village centre
 - Close to restaurants, cafés, bars & local amenities
- Near the popular Royal North Devon Golf Club





Local amenities include newsagents, mini supermarkets, take-aways and a post office. There's also a primary school, health and dental centre and a number of churches in the area. Northam also has a decent public swimming pool and gym too.







Changing Lifestyles

Positioned just a short stroll from the golden sands of Westward Ho's beautiful beach and the lively heart of the village, this well-presented 2 Bedroom First Floor flat offers an ideal coastal lifestyle. Whether you're soaking up the sea views from the spacious Living / Dining Room or enjoying the same outlook from the second Bedroom, this home brings the coast to your doorstep.

Both Bedrooms are generously sized, with the second featuring newly installed under floor heating, while the rest of the flat is warmed by electric radiators. The Kitchen comes well-equipped, with a built-in oven and extractor included, and further appliances available for sale by separate negotiation. The Bathroom is stylishly modern, fitted with a 'P' shaped bath and electric shower over, a dual flush WC and a wash hand basin.

The building is surrounded by well-maintained communal grounds and boasts plentiful off-road communal parking bays to the front, offering peace of mind for drivers.

Located near a vibrant array of restaurants, cafés, bars and the renowned Royal North Devon Golf Club, this flat presents an exciting opportunity for first time buyers, solo homeowners or those in search of a charming coastal retreat.

Council Tax Band

A - Torridge District Council

Lease Details

The property is Leasehold with the balance of an original 999-year lease

Each apartment owner owns a thirty sixth share of the Freehold and make up the Management Company

Ground Rent and Maintenance Charge (including Building Insurance) is currently £900.00 payable in 2 instalments on 1st January and 1st July annually

NO pets allowed under the terms of the Lease

Please note this block of flats is due to be repainted this year and the roof refreshed





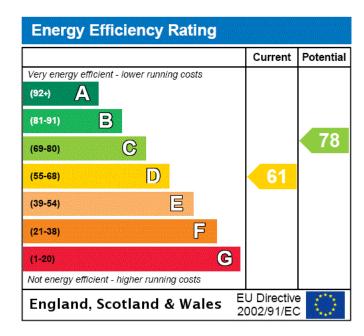






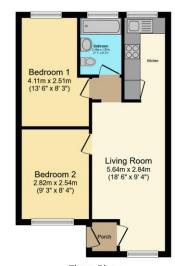
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Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information 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.



Floor Plan Floor area 44.8 sq.m. (482 sq.ft.)

Total floor area: 44.8 sq.m. (482 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relieful open for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered be www.Propertybox.io



Directions

From Bideford Quay proceed towards Westward Ho! bypassing Northam Village and continue onto Atlantic Way. Take the second right hand turning onto Beach Road. At the junction, turn right onto Golf Links Road taking the third right hand turning into Kingsley Park. Take the second right hand turning into Kala Fair and the first left hand turning to where number 54 will be located directly in front of you.