



Bond
Oxborough
Phillips

Changing Lifestyles

54 Kala Fair
Westward Ho
Bideford
Devon
EX39 1TX

Asking Price: £137,500
Share of Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

54 Kala Fair, Westward Ho, Bideford, Devon, EX39 1TX

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



Westward Ho! is a village, lying north of Bideford and west of Appledore. There are many country walks around the village and the outlying areas, including the popular Northam Burrows, Appledore Quay and the nearby Westward Ho! Beach. Originally called Bideford Quay, it was named Westward Ho! after Charles Kingsley's book of the same name. Nowadays, it's a bold mix of the old and the modern. It's a popular spot with families that return year on year. Surfers and horse riders love the long sandy beach.

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.



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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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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.



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 relied upon 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 by www.Propertybox.ie



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

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.

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