



Bond
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Phillips

Changing Lifestyles

Flat 2 Kipling Court
Kipling Terrace
Westward Ho
Bideford
Devon
EX39 1HY

Asking Price: £150,000 Leasehold



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01237 479 999
bideford@bopproperty.com

Flat 2 Kipling Court, Kipling Terrace, Westward Ho, Bideford, Devon, EX39 1HY

AN EXTREMELY WELL-PRESENTED GROUND FLOOR APARTMENT

- 1 Bedroom opening to a Balcony
- Balcony enjoying views with room to sit out
- Breathtaking panoramic views of Westward Ho!, the beach & the Atlantic Ocean
- Open-plan & sumptuous Living / Dining Room
 - Well-equipped Kitchen & Bathroom
 - Allocated parking
- Within close proximity to the beach & village
- This property needs to be seen to be fully appreciated



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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An extremely well-presented Ground Floor apartment from which breathtaking panoramic views of Westward Ho!, the beach and the Atlantic Ocean can be enjoyed.

This apartment feels peaceful and inviting and will provide plenty of inspiration for those seeking a lifestyle that incorporates outdoor adventures such as walking or surfing or for those who lean towards music and the arts.

The Living / Dining Room is open-plan and sumptuous as is the generous Bedroom which opens to a Balcony that takes in the full expanse of the views and offers enough room to sit out and enjoy an invigorating cup of coffee. The Kitchen and Bathroom are both well-equipped and look great.

This apartment comes with 3 key advantages, namely the balance of a 999-year lease, allocated parking and its close proximity to the beach and village.

Needing to be seen and felt to be fully appreciated, we would recommend taking 15 minutes out of your schedule and book a viewing.

Communal Entrance Hall

This particular flat is located on the Ground Floor. Double doors to Flat 2.

Private Entrance Hall

Wood style flooring, radiator.

Living Room - 20'8" (6.3m) into bay window x 15'8" (4.78m)

A fantastic and spacious Living Room with large bay window providing amazing sea views with window storage seat. Feature fireplace with marble mantle and slate hearth. Shelved recesses. Fitted carpet, TV point, picture rail, wall lights, radiator.

Bedroom 1 - 13'1" x 14'9" (4m x 4.5m)

French doors to Balcony from which the tremendous sea views can be enjoyed. Feature fireplace with slate hearth and marble mantle. Shelved recesses. Fitted carpet, radiator, picture rail.

Bathroom - 5'10" x 5'8" (1.78m x 1.73m)

Bath with rainforest shower and hand held shower over in a fully tiled surround, close couple dual flush WC and pedestal wash hand basin. Heated towel rail, wood flooring. Double glazed sash window.

Kitchen - 6' x 11'3" (1.83m x 3.43m)

An attractive and contemporary Kitchen with large sash window. Equipped with a range of eye and base level cabinets with matching drawers, wood effect work surfaces with tiled splashback and 1.5 bowl sink and drainer with mixer tap over. Breakfast Bar. Built-in 4-ring gas hob with extractor canopy over and electric oven below. Space for fridge / freezer. Space

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and plumbing for washing machine. Heated towel rail.

Outside

An allocated parking space is located to the rear of the building.

There are communal gardens, a drying area and bin area.

Important Information

- Service Charge (April 2025 - March 2026) - £145.00 per month to include buildings insurance, maintenance, communal cleaning and fire alarm testing
- Lease - 999 years from July 1983
- 1/25th share of the Freehold
- There are 25 flats in Kipling Court externally managed by Northwood
- The directors are assigned by the flat owners
- Annual AGM to discuss accounts, maintenance, etc. for the following year
- Services - Mains electric, gas and water
- The property is Grade II listed
- NO holiday letting allowed
- Pets are allowed

Council Tax Band

A - Torridge District Council

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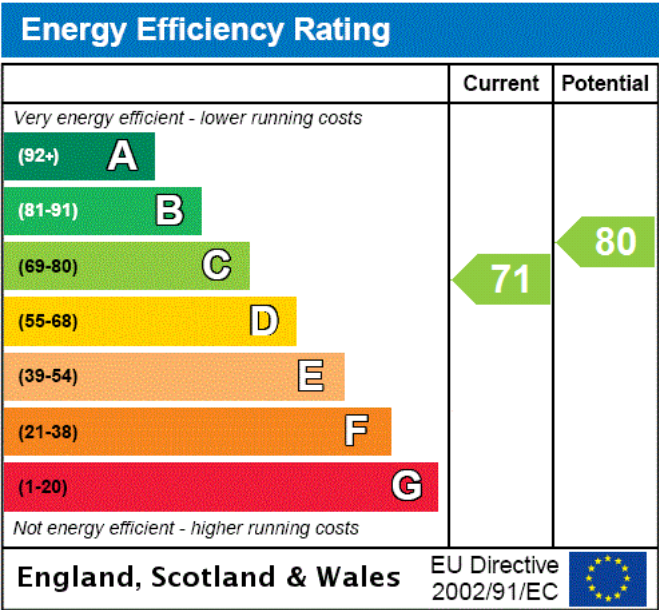
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.

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.



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.