



Bond
Oxborough
Phillips

Changing Lifestyles

35 Kala Fair
Westward Ho
Bideford
Devon
EX39 1TX

Asking Price: £135,000 Leasehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

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

A FULLY RENOVATED GROUND FLOOR FLAT



- 2 Bedrooms

- Just a short stroll from the beach & village centre
 - Newly fitted carpets
- Remodelled modern Kitchen & contemporary Shower Room
- Spacious Lounge / Diner enjoying front-facing views
 - Double glazing & electric heating
 - Plentiful communal parking
 - No onward chain



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.



Changing Lifestyles

01237 479 999
bideford@boproperty.com

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

Changing Lifestyles

Situated in the popular coastal village of Westward Ho!, this fully renovated 2 Bedroom Ground Floor flat is ideal for investors or buyers seeking a seaside home.

Just a short stroll from the beach and village centre, the property boasts newly fitted carpets, a remodelled modern Kitchen with marble effect worktops, a built-in electric oven and hob, and a contemporary Shower Room with double cubicle, vanity unit and concealed cistern WC. The spacious Lounge / Diner enjoys front-facing views, while both Bedrooms offer comfortable living.

Further benefits include double glazing, electric heating, a UPVC entrance porch and plentiful communal parking. This property is offered for sale with no onward chain.

Agents Notes

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

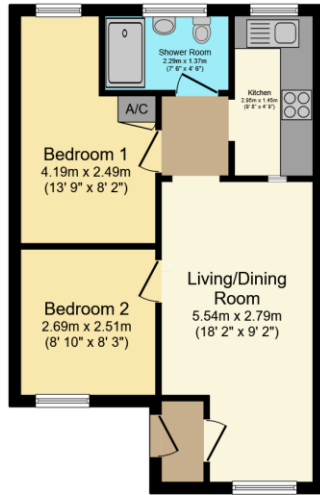
Council Tax Band

A - Torridge District Council

Changing Lifestyles

01237 479 999
bideford@bopproperty.com

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



Floor Plan
Floor area 42.1 sq.m. (453 sq.ft.)

Total floor area: 42.1 sq.m. (453 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 inspector(s). Powered by www.Propertybox.ie



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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 continue to the end of the road and bear left to where number 35 will be clearly identified on your left hand side.

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.

Changing Lifestyles

01237 479 999
bideford@boproperty.com