



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

12 Ridgeway Avenue  
Westward Ho  
Bideford  
Devon  
EX39 1TR

**Asking Price: £145,000**  
**Share of Freehold**



**Changing Lifestyles**

**01237 479 999**  
**bideford@boproperty.com**



12 Ridgeway Avenue, Westward Ho, Bideford, Devon, EX39 1TR

## A PURPOSE-BUILT FIRST FLOOR APARTMENT ENJOYING FAR-REACHING COASTAL VIEWS



- 2 Bedrooms

- Large Lounge that feels light & comfortable, making the most of its elevated setting
- Separate Kitchen & Bathroom with 3-piece suite
- Tucked away in a peaceful position on the edge of Westward Ho! within easy reach of the beach, golf course & village amenities
  - Residents' parking
  - No onward chain
- An ideal permanent home, a lock-up-and-leave coastal retreat or an investment



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@bopproperty.com](mailto:bideford@bopproperty.com)

12 Ridgeway Avenue, Westward Ho, Bideford, Devon, EX39 1TR

## Changing Lifestyles

**Tucked away in a peaceful position on the edge of Westward Ho!, 12 Ridgeway Avenue presents a fantastic opportunity to secure a low-maintenance home within easy reach of the beach, golf course and village amenities. This purpose-built first floor apartment enjoys a bright interior with 2 Bedrooms and far-reaching views over Northam Burrows towards the coastline.**

**The welcoming living space is generously proportioned, with a large Lounge that feels light and comfortable, making the most of its elevated setting. The separate Kitchen is practical in layout with a range of units and space for appliances, providing a great base for everyday use or holiday living. The 2 Bedrooms are well-sized, while the Bathroom offers a 3-piece suite.**

**Externally, there is residents' parking to the front of the building, ensuring convenience for homeowners and guests alike.**

**The apartment is offered with the balance of a 999-year lease and modest monthly charges for communal upkeep, making it an attractive proposition for buyers seeking a straightforward purchase.**

**Available for sale with no onward chain, this property would suit a variety of buyers, whether as a permanent home, a lock-up-and-leave coastal retreat or an investment. Its combination of location, views and practicality makes it a rare find in this sought after seaside village.**

### **Council Tax Band**

A - Torridge District Council

### **Agents Notes**

Photographs were taken prior to the current tenancy and may not reflect the property's present condition.

The owners of Flat 12 own a quarter share of the Freehold.

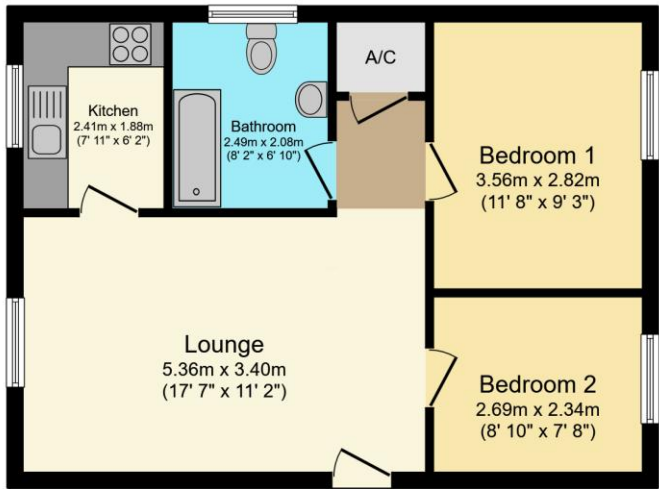
The Freeholders comprise of the other 3 apartments and each own a quarter share of the Freehold.

The Lease is for the balance of 999-years.

Changing Lifestyles

01237 479 999  
bideford@bopproperty.com

12 Ridgeway Avenue, Westward Ho, Bideford, Devon, EX39 1TR



Floor Plan  
Floor area 49.4 sq.m. (532 sq.ft.)

Total floor area: 49.4 sq.m. (532 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](http://www.Propertybox.ie)



### Directions

From Bideford Quay proceed towards Northam bypassing the village and continue onto Atlantic Way. Take the right hand turning onto Beach Road. At the junction turn right and take the next right hand turning into Ridgeway Drive. Follow this road as it bears left and left again into Ridgeway Avenue where number 12 will be situated at the far end on your right hand side on the First Floor.

### 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		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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@bopproperty.com](mailto:bideford@bopproperty.com)