



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

9 Ridgeway Court  
Westward Ho  
Bideford  
Devon  
EX39 1TP

**Asking Price: £200,000**  
**Share of Freehold**



Changing Lifestyles

01237 479 999  
bideford@boproperty.com

9 Ridgeway Court, Westward Ho, Bideford, Devon, EX39 1TP

## A SPACIOUS GROUND FLOOR APARTMENT WITH A LEVEL & PRIVATE GARDEN



- 2 Bedrooms

- Spacious Living / Dining Room

- Very attractive Kitchen with direct access to the rear garden

- Generous, level & fully enclosed rear garden laid mainly to lawn with a patio area providing an excellent space to sit & relax

- Quiet cul-de-sac location within a short walk of the beach, a range of shops, cafés, bars & golf course

- Residents' parking



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## Changing Lifestyles

**Situated in a quiet cul-de-sac within the hugely popular coastal village of Westward Ho!, and within a short walk of the beach, a range of shops, cafés and bars, as well as the Royal North Devon Golf Course, this is a rare opportunity to acquire a particularly spacious, purpose-built ground floor apartment.**

**What truly sets this property apart from others is the generous, level rear garden. Fully enclosed and laid mainly to lawn with a patio area providing an excellent space to sit and relax, it offers a degree of outdoor space that is seldom found with apartments of this type. In addition, there is a useful area to the side of the property which provides access through to the front and offers excellent storage potential for items such as surfboards, bicycles and outdoor equipment.**

**Internally, the apartment features a notably spacious Living / Dining Room offering ample flexibility for a variety of layouts, whether for lounging, dining or even incorporating a home working area. There are 2 good size Bedrooms, along with a very attractive Kitchen which enjoys direct access out to the rear garden. The Kitchen has a modern, contemporary feel and is fitted with space for an electric cooker with extractor canopy and splashbacking, along with integrated appliances including a washing machine, fridge and freezer.**

**The Bathroom is also of a good size and is fitted with a 3-piece suite comprising a modern panelled bath with shower over, a vanity wash basin with storage cupboard below and a WC. The property further benefits from gas central heating and double glazing throughout.**

**Externally, there is residents' parking with a large number of communal spaces available, ensuring everyday convenience.**

**Overall, this is a highly appealing home offering a rare combination of a ground floor apartment, private garden, parking and an excellent village location, and an early viewing is strongly recommended.**

### **Council Tax Band**

A - Torridge District Council

### **Agents Notes**

The owners of Flat 9 own a quarter share of the Freehold. The Freeholders comprise of the other 3 apartments.

The Lease is for the balance of 999-years.

Charges are currently £30.00 per calendar month to include Buildings Insurance and exterior maintenance.

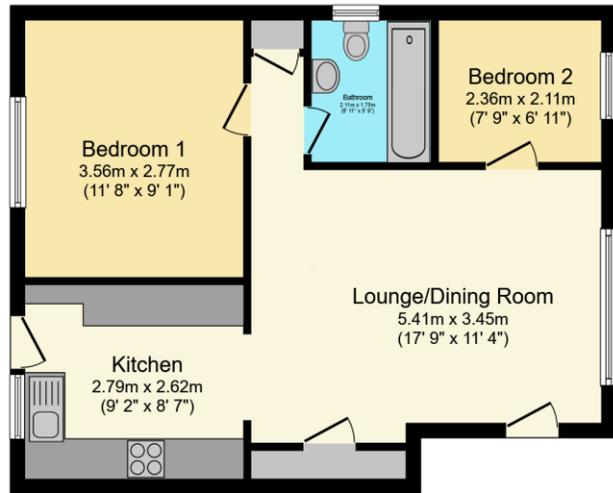
NO holiday letting allowed under the terms of the Lease.

Pets are allowed.

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**Floor Plan**  
Floor area 56.2 sq.m. (605 sq.ft.)

Total floor area: 56.2 sq.m. (605 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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	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.

## 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. Take the second left hand turning into Ridgeway Court.

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