

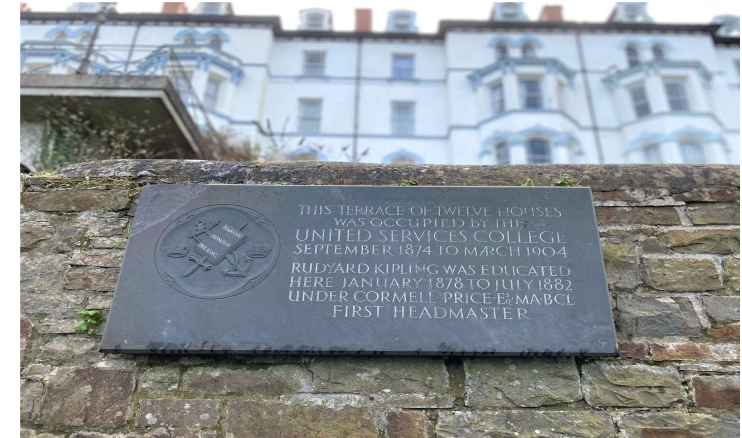


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Flat 4  
7 Kipling Terrace  
Westward Ho  
Bideford  
Devon  
EX39 1HY

**Asking Price: £100,000 Leasehold**



Changing Lifestyles

01237 479 999  
[bideford@boproperty.com](mailto:bideford@boproperty.com)

Flat 4, 7 Kipling Terrace, Westward Ho, Bideford, Devon, EX39 1HY

## A SECOND FLOOR APARTMENT ENJOYING PANORAMIC COASTAL VIEWS



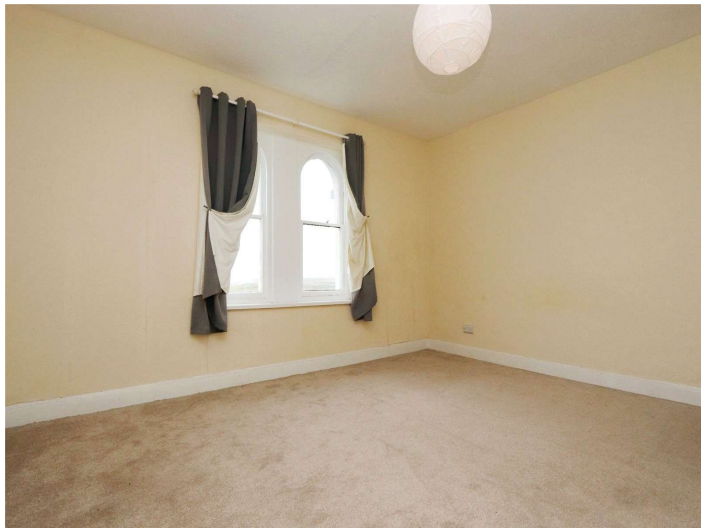
- 1 Bedroom

- Open-plan & spacious Living / Dining Room enjoying breathtaking views
- Well-equipped Kitchen & Bathroom that would benefit from some updating
- Breathtaking panoramic views of Westward Ho!, the beach & the Atlantic Ocean
  - Allocated parking
  - Communal gardens
  - 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](mailto:bideford@boproperty.com)

Flat 4, 7 Kipling Terrace, Westward Ho, Bideford, Devon, EX39 1HY

**A spacious Second 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 spacious and provides breathtaking views. The Bedroom is of a good size and also takes in the full expanse of the views. The Kitchen and Bathroom are both well-equipped but would benefit from some updating.**

**This apartment comes with 3 key advantages, namely the balance of a 224-year lease, allocated parking and the advantage of having no onward chain.**

### **Communal entrance door to property**

Stairs to Flat 4.

### **Entrance Hall**

Cabinet housing hot water tank. Fitted carpet.

### **Living Room - 16' x 14'2" (4.88m x 4.32m)**

A spacious room with 2 sash windows providing plentiful natural light and offering fine coastal views across Westward Ho! to the sea beyond. Built-in storage cupboard. Fitted carpet, night storage radiator.

### **Bedroom - 13' x 13'8" (3.96m x 4.17m)**

Sash window to property front offering fine sea views. Fitted carpet, night storage radiator.

### **Kitchen - 8'5" x 10'11" (2.57m x 3.33m)**

Sash window. Equipped with a range of eye and base level cabinets with matching drawers, rolltop work surfaces with tiled splashbacking and single bowl sink and drainer. Space for fridge / freezer. Night storage radiator, tile effect flooring.

### **Bathroom - 8' (2.44m) maximum x 7'11" (2.41m) maximum**

Window. Bath with wall tiling to area and electric shower over, close couple WC and pedestal wash hand basin. Door to airing cupboard housing hot water tank. Tiled splashbacking, wall mounted heater.

### **Outside**

An allocated parking space will be found to the rear of the property and this apartment has use of the communal gardens.

## Changing Lifestyles

### **A little bit about Kipling Court**

Kipling Court has a rich and vibrant history and is the only Grade II listed building in Westward Ho! It was originally built in 1869 and was designed by the architect Edward Willmott.

It was originally called Kingsley Terrace and consisted of 12 houses in pairs on 5 levels.

In 1874 it became the United Services College and was created to provide the sons of officers with a less expensive education than some of the other public schools provided.

In 1878 a small stocky bespectacled boy arrived from Lahore India named Rudyard Kipling who lived between 1856 and 1936.

Rudyard Kipling, of course, went on to become a famous English journalist and novelist and the building took its current name from him. It has now been turned into apartments.

### **Useful Information**

- The remainder of a 224 year lease remains which was granted in 1988.
- Service Charge - Approximately £110.00 per calendar month to include Ground Rent, Buildings Insurance and the upkeep of the communal areas.
- Management Company - House Seven, Kipling Terrace RTM Co Ltd. The three Directors are the owners of Flats 1, 2 and 3.
- It is considered that this property could be converted into a 2 bedroom flat by dividing the living room into 2 separate rooms.
- This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

### **Council Tax Band**

A - Torridge District Council

Flat 4, 7 Kipling Terrace, Westward Ho, Bideford, Devon, EX39 1HY



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

## 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.

## 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. One of our agents will meet you at the rear of the property.

Changing Lifestyles

01237 479 999  
bideford@boproperty.com