



Bond
Oxborough
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Changing Lifestyles

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

Asking Price: £152,000
Share of Freehold



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01237 479 999
bideford@boproperty.com

Flat 2, 6 Kipling Terrace, Westward Ho, Bideford, Devon, EX39 1HY

AN UNUSUALLY LARGE GROUND FLOOR APARTMENT ENJOYING PANORAMIC SEA VIEWS



- 1 Bedroom with private Balcony enjoying uninterrupted views over Westward Ho! & beyond
- Private balcony accessed from the Bedroom through French windows
- On a clear day Lundy Island can be seen in the distance
 - Gas fired central heating throughout
 - No onward chain
- An ideal first-time purchase or investment opportunity
- Would also make an excellent holiday flat



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.



THIS TERRACE OF TWELVE HOUSES
WAS OCCUPIED BY THE
UNITED SERVICES COLLEGE
SEPTEMBER 1874 TO MARCH 1904
RUDYARD KIPLING WAS EDUCATED
HERE JANUARY 1878 TO JULY 1882
UNDER CORMELL PRICE ESQ MABCL
FIRST HEADMASTER

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Situated in the popular seaside village of Westward Ho!, this is a fantastic opportunity to acquire an unusually large 1 Bedroom Ground Floor apartment commanding panoramic views of the sea and Westward Ho!

A particular feature of the property is the private Balcony – accessed from the Bedroom through French doors which offers uninterrupted views over Westward Ho! and out to sea. On a clear day, Lundy Island can be seen in the distance, making the view even more special.

The property has gas fired central heating throughout and is being offered for sale with the distinct advantage of no onward chain.

Considered to appeal as an ideal first time purchase or investment opportunity alike, the property would also make an excellent holiday flat as the lease of this particular apartment allows it to be used for this purpose. The agents advise an early internal inspection to avoid disappointment.

Entrance Hall

Fitted carpet, radiator.

Living Room - 20'10" x 15'8" (6.35m x 4.78m)

A fabulous high-ceilinged room with period features, including the original cornicing, and a large bay window commanding stunning sea views. Fireplace housing living flame electric fire with painted wood surround. Fitted carpet, 2 radiators, satellite TV connection.

Bedroom - 13'4" x 13'1" (4.06m x 4m)

A large double Bedroom with sea views, enhanced by the original French doors which open onto the Balcony. Fitted carpet, TV point, radiator.

Balcony

Private Balcony with space for al fresco dining, offering perhaps the best views of Westward Ho!, both out to sea towards Lundy Island to the left, and over Northam Burrows towards the Torridge Estuary to the right.

Kitchen - 11'7" x 7'8" (3.53m x 2.34m)

Single bowl stainless steel sink unit inset into worktop surfaces with matching cupboards below and above. Space for cooker, space for fridge / freezer, space and plumbing for washing machine. Wall mounted gas fired boiler, laminate flooring, radiator. Window to rear elevation.

Bathroom

Panel enclosed bath with shower over, close couple WC and pedestal wash hand basin. Radiator. Obscure window to rear elevation.

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Outside

The property benefits from having off-road parking.

Important Information

- Please note that the photos we have used are not recent but will be largely accurate.
- There have been some improvements to the flat since the photos which include some new carpets, 2 new radiators and an electric living flame fire being installed in the Living Room with an attractive surround (see Living Room photo 2 online).
- 999-year Lease which commenced in 2018. Share of Freehold.
- Maintenance Charge and Buildings Insurance - £100.00 per calendar month.

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.

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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. Entering the one-way system, take the first left hand turning onto Kingsley Road. Take the sharp left hand turning approaching Kipling Terrace. Park in one of the visitor bays and one of our agents will meet you at the rear of the property.

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