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*Changing Lifestyles*

22 College Close  
Westward Ho  
Bideford  
Devon  
EX39 1BL

**Asking Price: £155,000 Leasehold**



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01237 479 999  
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22 College Close, Westward Ho, Bideford, Devon, EX39 1BL

## A FIRST FLOOR APARTMENT WITH A GARAGE EN-BLOC



- 2 Bedrooms

- Spacious Living Room overlooking the communal grounds
- Well-equipped Kitchen & good size Shower Room
- Occupying a quiet location just off Bay View Road
- Walking distance of Westward Ho! & its beautiful beach & range of amenities
- This property would make a great permanent home, a personal holiday home or a great residential let
- An early viewing comes highly recommended



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.



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**22 College Close is a spacious 2 Bedroom First Floor apartment situated in a quiet location overlooking pleasant lawned grounds. College Close is located just off the hugely popular Bay View Road and is within walking distance of Westward Ho! and its beautiful beach and range of amenities.**

**The apartment features a spacious Living Room that looks over the grounds and pool as well as a well-equipped Kitchen. Both Bedrooms are doubles and the Shower Room is also of a good size. The apartment offers plenty of cupboard space which includes a lockable unit in the communal hallway.**

**To the rear and front of the building, parking is available and the apartment comes with a Garage En-bloc.**

**This property would make a great permanent home, a personal holiday home bolthole or a great standard let. An early viewing comes highly recommended.**

### **Private Entrance Hall**

Solid door to Communal Entrance Hall. Double doors to storage cupboard. Double doors to airing cupboard housing hot water tank. Fitted carpet, telephone point.

### **Living Room - 15'2" x 13'10" (4.62m x 4.22m)**

A spacious room with UPVC double glazed window overlooking the communal garden and swimming pool. Fitted carpet, radiator, TV point, dado rail. Serving hatch to Kitchen.

### **Kitchen - 13'2" x 8'2" (4.01m x 2.5m)**

A large Kitchen with UPVC double glazed window overlooking the rear of the property. Equipped with a range of eye and base level cabinets with matching drawers, rolltop work surfaces with tiled splashbacking and inset 1.5 bowl sink and drainer with mixer tap over. Built-in electric oven and built-in gas hob with extractor canopy over. Space and plumbing for washing machine, space for fridge / freezer. Radiator, wood effect flooring.

### **Bedroom 1 - 10'2" x 8'10" (3.1m x 2.7m)**

A spacious main Bedroom with UPVC double glazed window overlooking the communal garden and swimming pool. Fitted carpet.

### **Bedroom 2 - 8'10" x 14'5" (2.7m x 4.4m)**

UPVC double glazed window overlooking the rear of the property. Fitted carpet, radiator.

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### **Shower Room - 4'11" x 9'9" (1.5m x 2.97m)**

Close couple dual flush WC, pedestal wash hand basin and shower enclosure. Heated towel rail, tiled walls and flooring. UPVC obscure double glazed window.

### **Outside**

The property is surrounded by well-tended communal gardens laid to grass with a communal drying area and a Garage En-bloc to the rear which belongs to the property.

There is plenty of communal parking.

There is a communal heated swimming pool and seating area in the centre of the green which is for the residents' use. We understand the pool is closed temporarily whilst insurance issues are being considered.

### **Important Information**

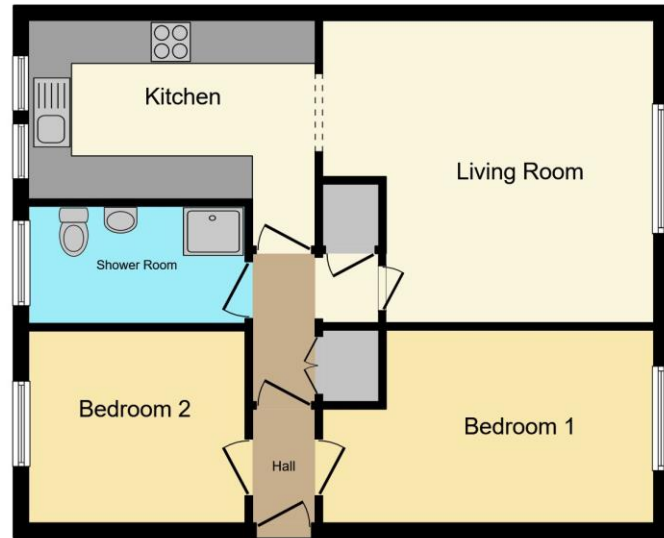
Maintenance Charge: Approximately £1593.45 per annum to include the general service / maintenance of the communal swimming pool, grounds, building Insurance and ground rent.

Tenure: Believed to be a 999-year Lease from 1976.

### **Council Tax Band**

A - Torridge District Council

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Floor Plan

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Directions

From Bideford Quay proceed towards Northam. Upon reaching the Heywood Road roundabout, take the second exit and proceed onwards to the top of the hill. Take the left hand turning onto Bay View Road and proceed to almost the very end before turning left into College Close. Proceed a short distance and then park on your right hand side. Number 22 will be situated in the furthest block of apartments on your right hand side clearly displaying a numberplate.

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.

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