



Bond
Oxborough
Phillips

Changing Lifestyles

Flat 21 Kipling Court
Westward Ho
Bideford
Devon
EX39 1HY

Asking Price: £195,000 Leasehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

Flat 21 Kipling Court, Westward Ho, Bideford, Devon, EX39 1HY

AN EXCEPTIONALLY SPACIOUS GROUND FLOOR APARTMENT



- 2 Bedrooms

- Sumptuous open-plan Living / Dining Room with bay window perfectly framing the coastal views
- Contemporary Kitchen
- Attractive & modern Shower Room
- Allocated parking space
- Boasting breathtaking panoramic views of Westward Ho, the beach & the Atlantic Ocean
- Combining Victorian charm with contemporary comforts, this property needs to be seen to be fully appreciated



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.



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This exceptionally spacious 2 Bedroom Ground Floor apartment is set within an impressive Grade II Listed Victorian property, boasting breathtaking panoramic views of Westward Ho!, the beach, and the Atlantic Ocean. Combining Victorian charm with contemporary comforts, this property offers a serene and inspiring lifestyle.

The apartment features a sumptuous open-plan Living and Dining Room with a stunning bay window that perfectly frames the coastal views. The contemporary Kitchen adjoins the living space and includes modern fittings, complemented by underfloor heating, which is also present in the Living / Dining Room and Shower Room.

The main Bedroom is generously sized and benefits from a window looking out to the sea, while the second Bedroom offers versatility and includes French doors opening to a sunny private courtyard garden. The attractive and modern Shower Room enhances the sense of comfort and style throughout. Additionally, the apartment benefits from an allocated parking space conveniently located at the front of the property.

Peaceful and inviting, this property provides endless inspiration for those who enjoy outdoor adventures, such as walking and surfing, or creative pursuits like music and the arts.

This remarkable apartment needs to be seen and felt to be fully appreciated. We highly recommend booking a viewing to discover all that it has to offer.

Council Tax Band

A - Torridge District Council

Lease Details

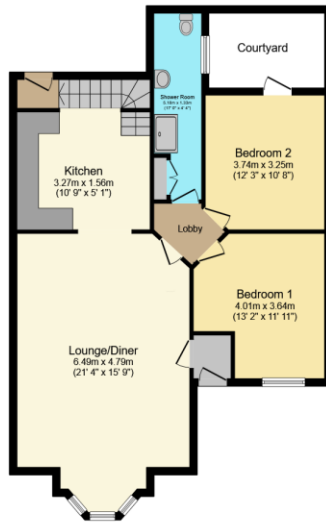
There is the balance of a 999-year lease.

Service Charge = £132.00 per calendar month to include Ground Rent, Buildings Insurance and the upkeep of the communal areas.



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Floor Plan
Floor area 85.9 sq.m. (925 sq.ft.)

TOTAL: 85.9 sq.m. (925 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.io

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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		70
(55-68) D		
(39-54) E		
(21-38) F	34	
(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. 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 front (seaward side) of the property.