



Bond
Oxborough
Phillips

Changing Lifestyles

Flat 17 Kipling Court
Kipling Terrace
Westward Ho
Bideford
Devon
EX39 1HY

Asking Price: £150,000 Leasehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

Flat 17 Kipling Court, Kipling Terrace, Westward Ho, Bideford, Devon, EX39 1HY

A SPACIOUS GROUND FLOOR APARTMENT

- 1 Bedroom with doors that open onto a private outdoor space
- Large Living Room with stunning bay window enjoying far-reaching views
 - Well-appointed Kitchen
- Decorated to a high standard, blending period charm with modern comfort
- Located just a short walk from Westward Ho!'s beach, coastal paths & local amenities
 - Allocated parking
 - 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.



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Flat 17 Kipling Court offers a rare opportunity to own a beautifully maintained home within the historic Grade II listed Kipling Terrace in Westward Ho!. Originally built in 1869 as Kingsley Terrace and later serving as the United Services College where Rudyard Kipling was educated, this iconic building boasts a rich history and timeless character.

This spacious 1 Bedroom Ground Floor apartment has been lovingly cared for and decorated to a high standard, blending period charm with modern comfort.

The large Living Room benefits from high ceilings and a stunning bay window, filling the space with natural light and offering far-reaching views across Westward Ho! towards the sea and surrounding countryside. A striking original fireplace enhances the character of the room, while a beautifully crafted stained glass door leads into the well-appointed Kitchen. The generous Bedroom features well-maintained and fully functional balcony doors that open onto a private outdoor space, allowing you to enjoy the panoramic scenery.

One of the key advantages of Kipling Court is its exclusivity, with restrictions against holiday lets and rentals ensuring a peaceful and well-maintained residential community, making this property ideal for those looking for a permanent home or private retreat. Access is convenient, with entry at ground level from the rear of the building, while the front benefits from allocated parking illuminated by charming period-style lamps in the evenings.

Located just a short walk from Westward Ho!'s beach, coastal paths and local amenities, this home combines a stunning location with a sense of history and community. Available for sale with no onward chain, this exceptional property offers a fantastic opportunity for buyers seeking a unique and well-preserved residence. Viewing is highly recommended to fully appreciate all it has to offer.

Council Tax Band

A - Torridge District Council

Lease Details

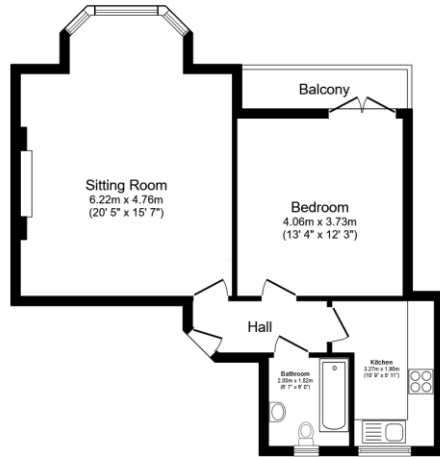
The approximate balance of 990-years remain of an original 999-year Lease

The property is managed by Northwood

Service Charge - £132.75 per calendar month to include Ground Rent, Buildings Insurance and the upkeep of the communal areas

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Floor Plan
Floor area 56.7 m² (611 sq.ft.)

TOTAL: 56.7 m² (611 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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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 (hill-side) of the property.