



1 Seafront

Golden Bay, Merley Road, Westward Ho! Devon EX39 1LB

Price Guide: £225,000

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ESTATE AGENTS & VALUERS

A rare opportunity to acquire a stunning split level holiday home / investment property in this fantastic location immediately above the main promenade of Westward Ho! enjoying uninterrupted views out to sea, across the sandy beach towards Lundy Island and Saunton Sands. This property was originally built in 2007, offers light and airy accommodation which has been upgraded in the last three years, which includes, the fitting of a new modern kitchen, new bathroom/shower rooms, flooring etc. A lovely private decked garden leads directly off the sitting room where one can sit and enjoy the views and soak up the holiday atmosphere. On entering the property your eyes are immediately drawn to the wall of glass at the end of the living room, which gives you uninterrupted views out to sea. The main living room has a vaulted ceiling with extra side and roof light windows, with steps up to a mezzanine with expansive views from its large picture window. This space can be used as additional sitting, bedroom or study area. There is a modern kitchen with built in appliances, 2 double bedrooms, 1 with ensuite, family bathroom and cloakroom.

There is access along the promenade to National Trust coastal and cliff walks (towards Clovelly/Hartland), as well as being a short walk the village centre which has shops catering for day to day needs and many new pubs and restaurants.

Westward Ho! is a popular seaside resort famous for its pebble ridge and long promenade, along with approximately three miles of lovely sandy beach. Behind the pebble ridge lays Northam Burrows Country Park, and The Royal North Devon Golf Club.

Entrance Door to;

Kitchen

Fitted with an updated range of kitchen units comprising wall and base storage and built in appliances. Steps from the kitchen rise to the;

Sitting Room / Dining Room

An impressive and stunning room with vaulted ceiling, steps up to a mezzanine floor overlooking the living room, windows and glazed door out to decked garden with balustrade.

From the rear of the kitchen access is gained to the;

Cloakroom

Modern suite of low flush WC, hand wash basin.

Bedroom One

with 2 built-in double wardrobe cupboards. Door to;

Ensuite Shower Room

Comprising shower cubicle and hand wash basin. Heated towel rail.

Mezzanine/Study

With gallery overlooking living room allowing further views over the bay and Lundy Island expansive views from its large picture window. This space is extremely versatile and could be used for a variety of purposes including an occasional 3rd bedroom, study or an extra sitting area. There is a window to the side elevation and an airing cupboard housing gas fired central heating boiler.

Bedroom Two

Which has a window to the rear, built-in wardrobes.

Family Bathroom

Comprising modern and updated 3 piece white suite. Heated towel rail.

Outside

Private decked garden with glazed balustrade, directly off the living room, with security roller shutter. There is off road parking with plenty of on-site space. There is a brick built storage room, useful for water sports equipment, in a nearby block.

Services

Gas central heating, PVCu double glazing, mains water, electric and drainage.

Lease

This property is sold as a 12 month holiday home and can only be purchased by a potential buyer who owns another full time residence, and is subject to the restrictions of the Golden Bay Holiday Park which includes no pets. This property has the remainder of the 128 year lease which commenced in 2007. There is currently an annual service charge of £1900.00, ground rent £2100.00 per annum, & buildings insurance £465.00, Full details of the service charge and the exact amount were not available at the time of going to print.

EPC- C

Council Tax-currently business rated, nil band

Local Authority - Torridge District Council.

Directions

From Bideford proceed towards Northam until reaching the Heywood Roundabout, take the second exit following signs to Westward Ho! and Northam. Continue along this road passing the Durrant House Hotel on the right hand side. Continue in to Westward Ho! until you reach the one-way system. On leaving the one-way system take the left hand lane and then turn right into Merley Road. Then immediately right into Golden Bay Holiday Village and car parking is available here. The property itself is situated along the front near the promenade.





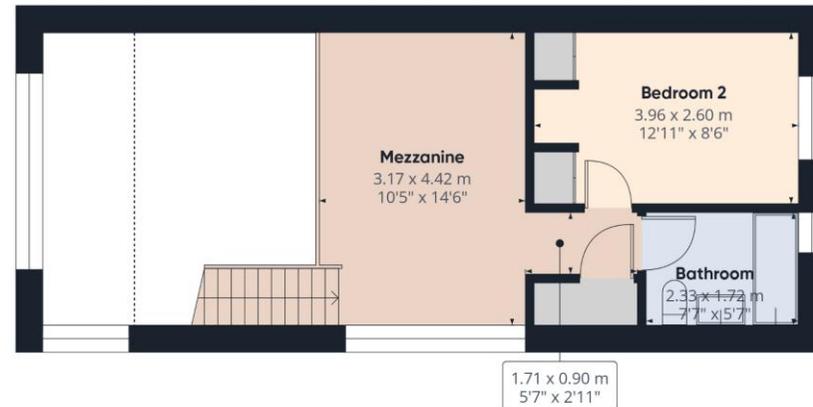
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Approximate total area⁽¹⁾

80.1 m²
862 ft²

Balconies and terraces

10.5 m²
113 ft²

Reduced headroom

0.9 m²
10 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standards. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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