



Upper Floor Flat, Cairn Cross    Price Guide: £199,950  
Kingsley Road, Westward Ho! Bideford, Devon EX39 1JA

**H**ARDING & CO  
ESTATE AGENTS & VALUERS

A wonderful, light and spacious, two bedroom top floor period apartment with its own entrance and uninterrupted coastal views over Northam Burrows, Saunton, Yelland and Appledore.

It is situated within close proximity to the centre of the village, a few minutes walk from the beach and local amenities. The property includes a fitted kitchen with plenty of room for table and chairs, lovely large sitting room with a functioning chimney, a well-designed en suite shower room and additional store area in the very accommodating hallway.

On-street parking can be found directly outside the property, on a first come first serve basis.

No Chain

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. Local amenities in the centre of Westward Ho! offer a good range of shopping facilities, restaurants, cafés and public houses.



## Outside

Unrestricted on road parking is available adjacent to the property.

## Services

Main services connected. Gas fired central heating. Upvc double glazed windows.

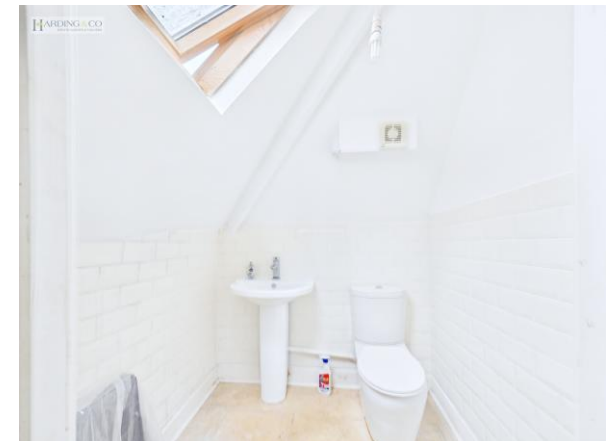
**Council Tax Band:** A

**Energy Performance Rating:** tbc

**Tenure:** Upper Floor Flat, Cairn Cross is a leasehold property which the lease was created in 2006 with a 1000-year term. Each of the 4 properties owns 25% of the freehold.

**Directions:** Proceed along Bideford Quay to the Heywood Road roundabout and take the second turning towards Appledore and Westward Ho! Continue on this road passing the speed camera on your left. As you enter the one way system and right hand bend, take the turning on the left where the property will be found after a short distance on the right.

SCAN BELOW TO WATCH THE VIRTUAL TOUR





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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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