



6 Hamilton Court

Westward Ho!, Bideford, Devon EX39 1LE

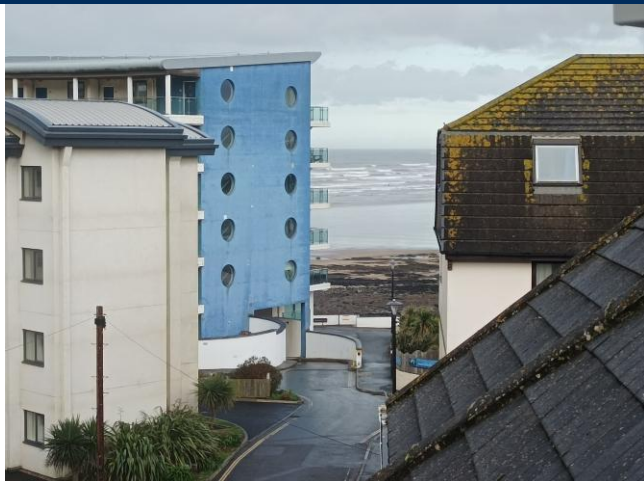
Price Guide: £189,950

HARDING & CO
ESTATE AGENTS & VALUERS

A modern top floor 2 bedroom apartment with small balcony in a small purpose built block, close to the sea and within the centre of this popular seaside village. This small development of town houses and apartments were built approx 14 years ago to a high standard with low running costs in mind, as there are solar panels fitted to the roof to assist with providing hot water and each flat owns a third of the freehold so there are no ground rent or maintenance payments payable.

Accommodation briefly: Hall, large open plan living room with kitchen area, 2 bedrooms, (master with small balcony and sea views) bathroom, gas CH, uPVC DG, outside surf board/storage. An ideal full time or lock up and leave holiday home.

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. A regular bus service runs to the port and market town of Bideford (approx. 2 miles) where a wide range of shopping, banking and recreational facilities can be found. The A39 North Devon Link Road provides access to the regional centre of Barnstaple and beyond to the national motorway network.



Entrance Door to Communal Hallway

With stairs rising to:

Top Floor

Entrance Door

Leads into:

Entrance Hall

Radiator, entry phone system, central heating thermostat control, telephone point.

Bathroom

Modern white suite of panelled bath with mixer tap and hand shower attachment over, shower screen, low flush w.c, pedestal wash hand basin with mixer tap, radiator, mirror light, extractor fan, large double airing cupboard housing Worcester gas boiler for central heating and separate hot water tank aided by the solar panels. Plumbing in cupboard for a washing machine.

Open Plan Living Room and Kitchen

6.43m x 4.45m max (21' x 14'6)

Lovely bright double aspect room with turret-style window in the corner enjoying commanding views over Westward Ho! radiator, TV point.

Kitchen Area

Fitted with a range of cream gloss fronted units with stainless steel handles and rolled edge worksurfaces, base and wall storage cupboards, one and half bowl stainless steel sink with mixer tap, integrated oven, ceramic hob with extractor canopy above, integrated fridge and freezer, integrated dishwasher, plenty of room for table and chairs, spotlighting and under unit lighting, radiator, hatch to loft space.

Bedroom 1

3.48m x 2.98m (11'4 x 9'8)

Double doors open onto a small glazed balcony which enjoys views over the ocean at the end of the road, radiator, coving.

Bedroom 2

3.02m x 2.73m (9'9 x 8'9)

Radiator, coving.

NB Please note there is an outer storage cupboard for the use by the flats suitable for surf boards etc.

Energy Performance Certificate: B

Council Tax Banding: B

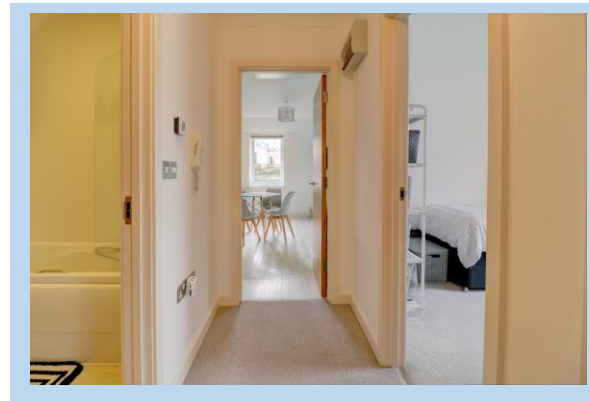
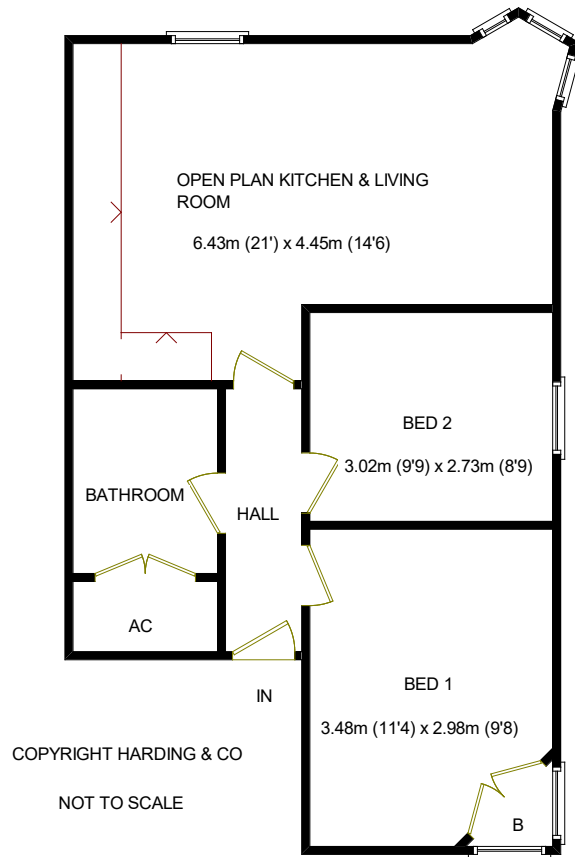
Services: All main services connected. Gas fired central heating. uPVC double glazing.

Tenure

Original 999 year lease with approximately 14 years expired. We understand that each flat owns one third of the freehold therefore there is no ground rent or maintenance to pay. All bills and maintenance are divided by 3.

Directions

At the A39, Heywood Road roundabout continue straight across signposted towards Northam and Westward Ho! Continue along this road passing the Durrant House Hotel on your right and drop down the hill passing the speed camera on your left hand side. The road then drops downhill. Proceed along this road entering into the one way system into the village. Bear round to the right into Nelson Rd and Hamilton Court can be found on your left, on the corner of Bath House Hotel Rd.



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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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