



**11 Golden Bay Court, Nelson Road, Bideford, EX39 1LD**

**£166,600**

With No Onward Chain! A beautifully maintained 2-bedroom first-floor apartment in the heart of Westward Ho!, boasting panoramic sea views. With parking, a refurbished bathroom, and potential for a turnkey investment, this property is just a short walk from the beach and local amenities.

## Description

### A Stunning Coastal Apartment with Panoramic Ocean Views

Perfectly positioned in the heart of Westward Ho!, just a short walk from the beach and village amenities, this immaculately maintained two-bedroom first-floor apartment offers stylish and comfortable living with spectacular views across the Atlantic Ocean.

The bright, open-plan living area combines contemporary design with practical layout. A standout feature is the large picture window, perfectly framing the ever-changing seascape and flooding the room with natural light.

Access is via a raised communal terrace leading to the apartment's private entrance. Inside, you'll find two well-proportioned bedrooms and a tastefully refurbished bathroom. The main living space includes a modern kitchen with integrated appliances, a generous lounge, and a dining area—all thoughtfully arranged to make the most of the stunning coastal outlook.

Externally, the property benefits from off-road parking to the front, along with access to a communal drying area and shared garden.

Previously used as a holiday let, the apartment presents an excellent investment opportunity. The current owners are open to including furnishings in the sale, offering the potential for a convenient, ready-to-go purchase.

## Location

Westward Ho! is a charming coastal village located north of Bideford and west of Appledore, famed for its expansive sandy beach and laid-back atmosphere. Loved by surfers, walkers, and families alike, the area offers a unique blend of natural beauty and village life.

Local amenities include independent shops, takeaways, a post office, primary school, healthcare services, and places of worship. Nearby Northam offers additional conveniences such as a swimming pool, gym, and more dining options, while Appledore, Bideford, and Abbotsham provide further choices for pubs and restaurants.

The Atlantic Highway (A39) is close by, offering straightforward access to Cornwall and the M5. Regular bus services connect the area with Barnstaple and other North Devon hotspots such as Croyde and Ilfracombe.

## Features

Open-plan Living Area – Spacious and light-filled,

with a picture window offering sweeping sea views

Modern Kitchen – Fitted with integrated appliances, marble-effect worktops, and ample storage

Two Double Bedrooms – Well-sized and double-glazed for comfort and warmth

Contemporary Bathroom – Recently updated, featuring a modern white suite with shower, vanity unit, and WC

Parking & Outdoor Space – Off-road parking at the front, with communal garden and drying area

## Directions

From Bideford Quay, follow signs for Northam and continue onto Atlantic Way. At the one-way system, take a sharp right turn towards the village centre. Golden Bay Court will be found on your left-hand side.

Kitchen / Lounge / Diner 19'1" x 9'7" (5.84 x 2.94)

Bedroom 1 12'8 x 10'4 (3.86m x 3.15m)

Bedroom 2 12'8 x 6'4 (3.86m x 1.93m)

Bathroom 8'0 x 5'4 (2.44m x 1.63m)

## Information

Age - 1980

Tenure - Leasehold 955 years remaining

Ground Rent - £249pa

Service Charge - £750pa

Heating - Electric heating

Drainage - Mains

Windows - UPVC double glazed throughout

Council Tax - Tax band A

EPC Rating - E 44 - Potential C 75

Parking - 1 Allocated space

Seller's position - Vacant possession, no chain

## Rental Information

Taking the above into account, our Lettings & Property Management Department advises that an achievable gross monthly rental income is likely to fall within the range of £825pcm - £850pcm, subject to any required works and compliance with legal obligations (accurate as of May 2025). This figure is intended as a general guide only and should not be used for mortgage or financial planning purposes. Rental values are subject to change, and a formal valuation will be necessary to provide an accurate market appraisal.

## Note

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the

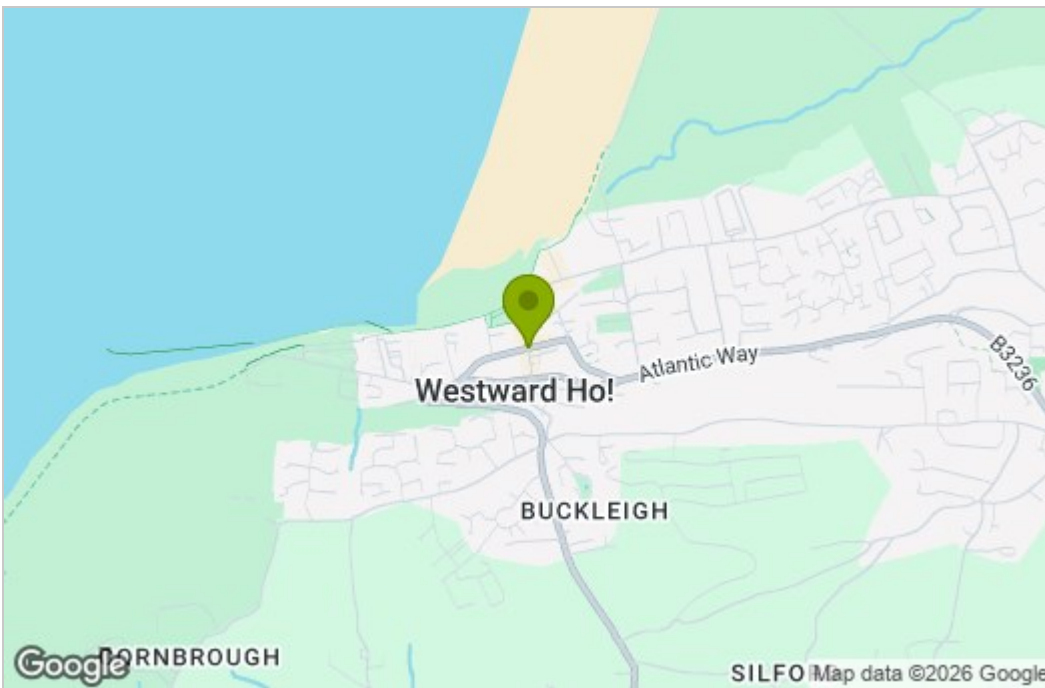
services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

# Floor Plan

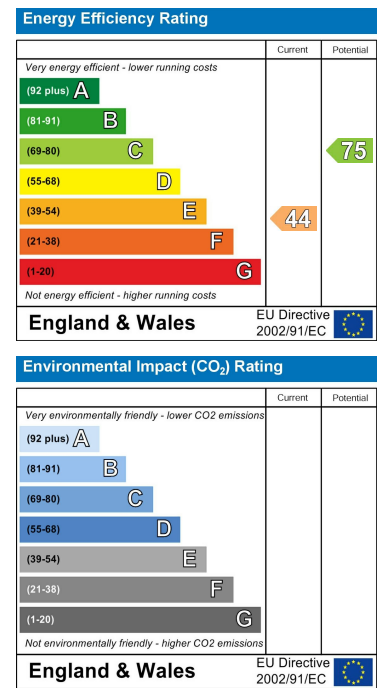


**Floor Plan**

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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