



BRITISH
PROPERTY
AWARDS

2018

★★★★★

GOLD WINNER

ESTATE AGENT
IN BIDEFORD

Flat 4, 4 Nelson Terrace Price Guide: £135,000
Westward Ho!, Bideford, Devon EX39 1LG

HARDING & CO
ESTATE AGENTS & VALUERS

A very spacious 3 / 4 bed, 2nd floor flat in a highly convenient location within the heart of this popular seaside village, with sea views from some of the rooms. This property requires some updating and redecoration but offers large rooms and tremendous potential. This property would be highly suitable as a full time or holiday home, given its location.

As a "buy to let" proposition, after a general upgrade, this property should command around £650.00/PCM. Vacant possession, 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. 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 Hall

Two flights of stairs to the Second Floor
Door opens to:

Reception Hall

Window. Hatch to loft space. Storage cupboard with shelving.

Living Room

6.2m x 4.92m (20'3 x 16'1)

A spacious room with two windows enjoying sea views over the beach towards Saunton in the distance. Feature fireplace. TV point.

Kitchen

4.5m x 2.49m max (14'9 x 8'2)

Room for a table and chairs. Fitted with a range of wood trimmed kitchen units with rolled edge worksurfaces. Base and wall storage cupboards. Stainless steel sink with mixer tap. Space for cooker. Plenty of appliance space. Cupboard housing hot water tank with slatted drying shelves.

Bedroom 1

4.54m x 2.69m (14'9 x 8'8)

Vanity wash hand basin. tiled splash back with shaver light over.

Bedroom 2

4.54m x 2.66m (14'9 x 8'7)

Pedestal wash hand basin with tiled splash back and shaver light over.

Bedroom 3

3.52m x 2.98m excluding door recess (11'5 x 9'8)

Window to the front enjoying sea views over Westward Ho! beach and Saunton in the distance. Hatch to loft space.

Bedroom 4/Store Room

2.50m x 2.16m (8'2 x 7')

Bathroom

Modern white suite of panelled bath with mixer tap and hand shower attachment over. Pedestal wash hand basin. Tiled walls. Access to airing cupboard with slatted drying shelves.

Separate W.C.

White suite of low flush w.c. Bidet.

Services: All mains services connected. uPVC double glazing. Radiators in situ although a boiler is required.

Energy Performance Certificate: TBC

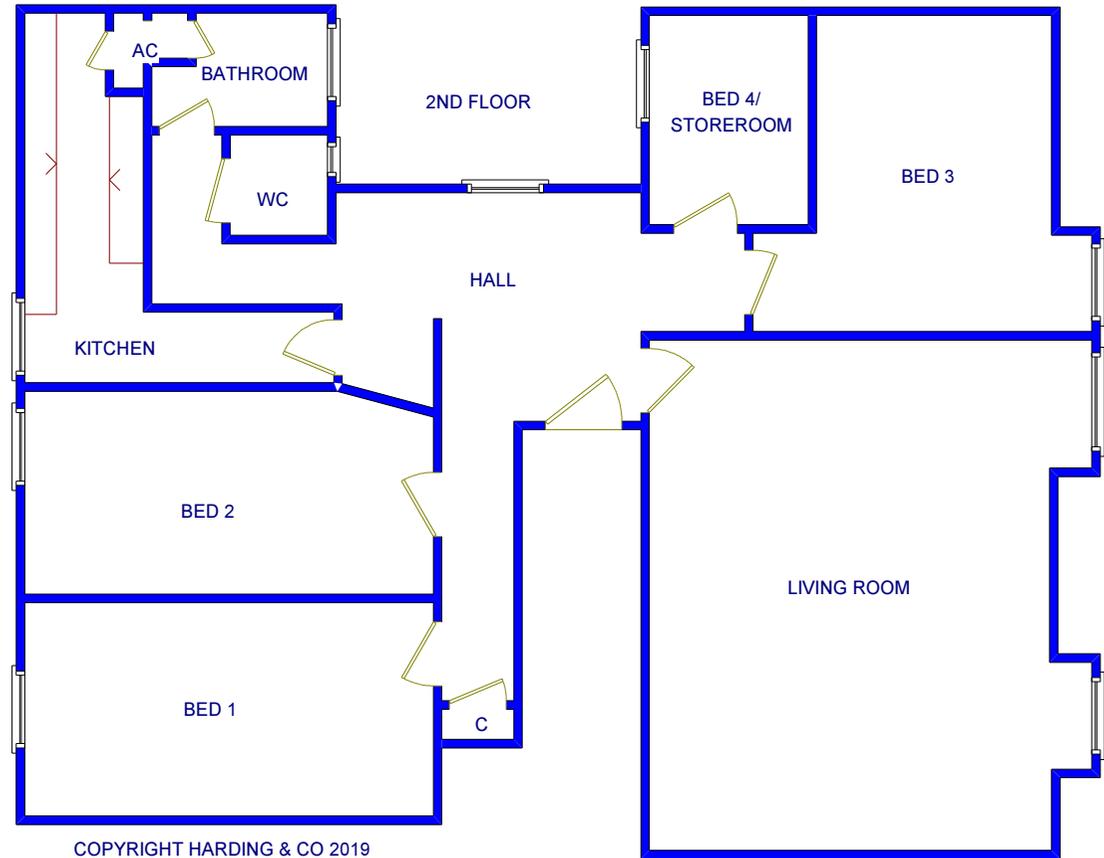
Council Tax Banding: A

Tenure: 999yr lease from Oct 1978, peppercorn ground rent, 1/3rd shared costs maintenance of stairs, 1/4 shared costs maintenance of hallway

Directions

At the 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. Take the first right into Youngaton Road and Nelson Terrace is the next turning on the right hand side.





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