



**BRIGHTS**  
ESTATE AGENTS



**PENKENNA HOUSE, 11 NELSON ROAD, WESTWARD HO! EX39 1LF  
GUIDE: £595,000**

A classic detached double bay fronted Edwardian 'seaside' Villa arranged over 3 floors with 2 self-contained ground floor flats and superbly presented and spacious upper floor accommodation. Complimented by a most attractive 90' x 50' landscaped rear garden with a number of useful storage sheds including a studio/hobbies room. Location within the heart of the village with facilities and the beach to hand. Viewing highly recommended.



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Penkenna House has striking external rendered and whitened elevations with black quoins, replacement upvc double glazed windows all beneath re-slatted main roof coverings.

Originally built circa 1911 and improved over the years by the present owners to a particularly high standard that is sure to impress upon inspection.

The 90' x 50' fully enclosed rear garden has been thoughtfully and beautifully landscaped whilst at the front there is a carport as well as on-site parking for 2/3 vehicles.

The present arrangement has suited the owners who have been able to cater for dependent elderly relatives whilst also being able to have their own quarters where they use to operate a successful B&B.

Alternatively as each accommodation unit is fully self contained and separately serviced so as to allow for a 'Home and Income' format to a level and type that suits a variety of uses i.e. permanent, holiday lettings or Airbnb with or without B & B or reinstatement to a larger single dwelling again.

Centrally situated within this sought after coastal village and a level walk from a good choice of local shops, Post Office, Restaurants and Bars and within sight and sound of the sea and sandy beach.

There is ready access to the coastal footpath, miles of unspoilt Cliffside walks and the Royal North Devon Golf Club with the oldest Links Course in England is set close by.

Regular bus services commute to the Port and Market town of Bideford (approx. 3 miles) and the North Devon Link Road is within 1 mile allowing ease of communication to North Devon's principal town of Barnstaple (12 miles) and the M5 Motorway north of Tiverton (approx. 45 miles).

**SERVICES:** All mains connected. Gas central heating to each unit. Fire alarm system.

**TENURE:** Freehold.

**COUNCIL TAX:** Flats 1 & 2 are both band A. Whereas the main house (flat 3) is currently a band B, however with an 'improvement indicator' showing up on its registration this can be subject to a review once sold.

**EPC RATINGS:** Main House (flat 3) - Rating D. Flat 1 - Rating D. Flat 2 - Rating D.

**AGENTS NOTE:** The ground floor flats are both subject to Assured Shorthold tenancy agreements (now statutory periodic) and are currently achieving a monthly income of £575 each, which equates to a total of £13,800 per annum.

**DIRECTIONS:** From Bideford Quay proceed in a northerly direction passing through the Heywood Road roundabout at the end of the Torridge Bridge as towards Westward Ho! Follow this route which leads down onto Atlantic Way, the main route into Westward Ho! Continue into the one way system bearing right and around into Nelson Road where the property will be found on the left-hand side just before the cross roads.

The accommodation is at present arranged to provide (all measurements are approximate):-

## MAIN HOUSE

**ENTRANCE PORCH:** 3.27m x 1.08m (10'9" x 3'7") Being wood framed and single glazed with wood panelled and glazed entrance door, tessellated tile floor and wall mounted fire alarm control panel. Further wood panelled and glazed door to:

**RECEPTION HALL:** Radiator. Staircase to first floor with stripped pine spindles and balustrading. Substantial understairs storage cupboard with sealed off access door to flat 1. Connecting door to flat 2. Fitted carpet.

### FIRST FLOOR

**GALLERIED LANDING:** Fitted carpet as laid to stairs and landing. Upvc double glazed front and rear windows plus short staircase down to feature storage area. Radiator.

**LIVING/DINING ROOM:** 3.82m (12'6") plus upvc double glazed bay window x 3.69m (12'1") plus door recess. Attractive Period style fireplace with slate mantelpiece surround and marble hearth. Radiator. Coved ceiling. Fitted carpet. Some reasonable glimpses to the sea and pleasant outlook over the rear garden.



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**BATHROOM:** 3.81m x 1.97m (max) (12'6" x 6'6") Fully tiled walls and slate effect vinyl floor covering. White suite with fibreglass bath, pedestal wash basin and low level wc. Large shower cubicle with Mira plumbed in shower and splashback boarding. Chromium towel radiator. Shaver point. Wall mirrors. Upvc Double glazed window with vertical blinds. Fitted airing cupboard housing Worcester gas fired central heating boiler and large insulated hot water storage cylinder.

**BEDROOM:** 4.32m x 3.98m (14'2" x 13'1") plus upvc double glazed bay window. Picture rails. Full length range of fitted wardrobes and shelved storage cupboards. Radiator. Fitted carpet.

**SITTING ROOM:** 4.30m x 3.97m (14'1" x 13') plus walk in upvc double glazed bay window. Feature 'Living Flame' gas fire. 2 Radiators. Coved ceiling. Picture rails. Fitted carpet. Open archway to:

**KITCHEN:** 3.79m x 2.88m (12'5" x 9'5") One and a half bowl textured sink unit. Granite effect working surfaces. Oak faced base cupboards and drawers with matching wall cupboards and glazed cabinets. Rangemaster cooker with extractor hood over. Integrated automatic dishwasher and fridge/freezer. Recess currently with basket storage but having provision for washing machine, if required. Radiator. Coved ceiling. Part tiled walls. Vinyl flagstone effect floor covering. Upvc double glazed bay window and door to:

**BALCONY:** 2.48m x 1.97m (8'2" x 6'6") Enjoying some pleasant partial views to the sea and having a spiral steel staircase down to the rear garden.

## SECOND FLOOR

Stripped pine spindled and balustraded staircase with fitted carpet to the stairs and **LANDING**.

**MAIN BEDROOM:** 4.54m (max) x 4.94m (14'11" x 16'2") plus front and rear upvc double glazed dormer window recesses, having glimpses of the Northam Burrows and Ocean to the rear. Complete fitted bedroom suite including central bed with bedside cabinets, triple and double wardrobes, 2 corner cabinets/dressing units with further drawer units. Eaves storage. Radiator. Fitted carpet.

**BEDROOM:** 4.93m x 2.98m (16'2" x 9'9") plus front and rear upvc double glazed dormer window recesses, having glimpses of the Northam Burrows and Ocean to the rear. Eaves storage. Radiator. Fitted carpet.

**DRESSING AREA:** 3.02m x 2.56m (max) (9'11" x 8'5") Built-in double wardrobe plus a range of eaves storage cupboards. Radiator. Fitted carpet.

**SHOWER ROOM:** 2.93m x 1.88m (9'7" x 6' 2") Boutique style fittings with double shower cubicle with plumbed in shower and splashback boarding. Wash bowl on glass and oak stand, bidet and low level wc. Matching wall mirror, lighting and shaver point. Chrome towel radiator. Shelved storage/linen cupboard. Double glazed Velux window. Slate effect vinyl floor covering.

## **FLAT ONE (East side)**

**OPEN PLAN KITCHEN/LIVING ROOM:** 4.9m (16'1") into uPVC double glazed entrance bay x 4.28m (14'1") Tile panelled fireplace and hearth with painted mantelpiece surround. Double radiator. Fitted carpet.

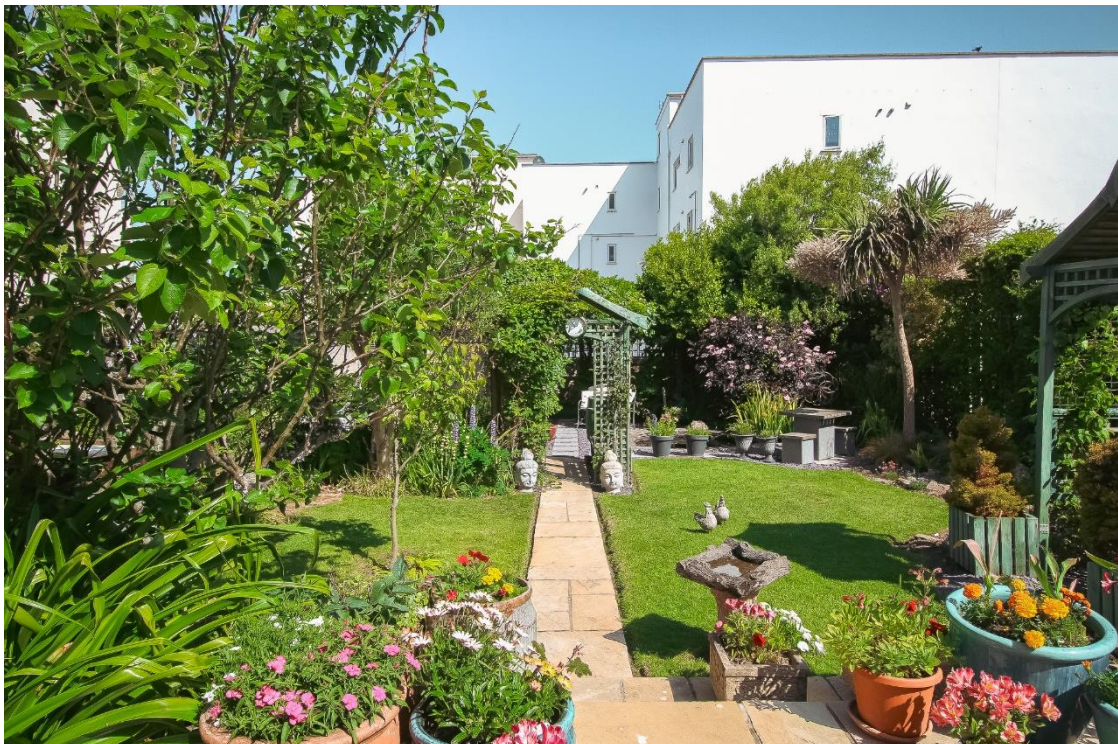
**KITCHEN AREA:** Inset single drainer stainless steel sink unit. Wood block effect working surfaces and white base storage cupboards and drawers under together with recess space for 2 appliances under (connection point for washing machine). Matching wall cupboards. Wall mounted Ariston gas fired combination boiler. Vinyl tiled effect floor covering.

**BEDROOM:** 4.30m x 3.83m (14'1" x 12'7") Radiator. Coved ceiling. Picture and dado rails. Fitted carpet. Measurement including:

**EN SUITE SHOWER ROOM:** Fully tiled walls. Large shower cubicle with Mira Sports shower and splashback boarding. Pedestal wash basin with mirror and shaver light. Low level wc. Towel radiator. Extractor fan. Wash painted effect vinyl floor covering.



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## FLAT TWO (West side)

Upvc panelled and half obscure entrance door to **SIDE ENTRANCE PORCH**: 2.98m x 0.90m (9'9" x 2'11") Upvc double glazed window to rear. Pine latched door to:

**KITCHEN/BREAKFAST ROOM**: 5.48m x 2.86m (18' x 9'5") Inset single drainer stainless steel sink unit. Working surfaces. Cream Shaker style base cupboards and drawers with glazed dresser style cabinet. Built-in electric hob with extractor hood over and built in electric oven. Part tiled walls. Radiator. Plumbing for washing machine. 2 Upvc double glazed windows with vertical blinds plus Velux window. Wall mounted Ariston gas fired combination boiler. Door to:-

**LOUNGE**: 3.82m x 3.83m (12'6" x 12'7") Former fireplace recess. Upvc double glazed side window. Coved ceiling. Dado rails. Radiator. Fitted carpet. Pine door to:

**FRONT BEDROOM**: 4.87m (16') into upvc double glazed bay window x 4.32m (14'2"). 2 Radiators. Picture rails. Coved ceiling. Fitted carpet. Connecting door to the reception hall within the main house (currently hidden behind the wardrobe).

**INNER LOBBY (Off Lounge)**: Sealed off connecting door with the main house. Dado rails. Shallow recess with electric consumer unit (fuse box). Carpet.

**SHOWER ROOM**: 2.68m x 2.13m (max) (8'10" x 7') Pedestal wash basin with tiled surround. Low level wc. Generous sized shower cubicle with electric Mira shower and splashback boarding. Obscure upvc double glazed window. Wall mounted cabinet. Radiator.

### OUTSIDE

Enclosed paved fore garden area with flower and shrub bed and pedestrian gated entrance from the brick paved parking forecourt with ample space for 2 vehicles (possibly 3 if small) giving access to the adjacent **CARPORT**.

There is a pathway each side of the property which lead to the rear garden, in all being approx. 27.43m x 15.24m (90' x 50') which has been thoughtfully landscaped with large area of paved terracing, level lawned areas, well stocked flower/shrub beds and borders, small trees, waterfall feature to a large fishpond and shaped stone chipped area. Fruit and veg cage. Outhouses include an **IMPLEMENT STORE**: 5.41m x 1.96m (17'9" x 6'5") with power and light. **STUDIO/HOBBIES ROOM**: 4.48m x 2.6m (14'8" x 8'6") When weather permits used as overspill bedroom. Upvc double glazed window, power and light. Fitted carpet. **UTILITY STORE**: 2.3m x 1.1m (7'7" x 3'7") Working surface incorporating one and a half bowl sink unit with open recess under for appliances (connection point for washing machine). Fitted shelf. **SMALL IMPLEMENT STORE**. **WORKSHOP/OFFICE/STORE**: 2.37m x 3.61m (7'9" x 11'10") Power connected.





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**NOT TO SCALE – FOR IDENTIFICATION ONLY**  
Total area: approx. 264 sq. metres (2,842 sq. feet)

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The accuracy of these particulars is not guaranteed nor do they form part of the Contract. Applicants should verify details by personal examination and enquiry.

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