



59 Kala Fair  
Westward Ho! Bideford, Devon EX39 1TX

Price Guide £112,950

**HARDING & CO**  
ESTATE AGENTS & VALUERS

A spacious 2 bed ground floor apartment which has been the recent subject of updating which has included a re-fitted modern kitchen, shower room and insulation . These properties are large enough to live comfortably in on a full time basis and are popular buy to lets commanding £525/PCM. Living room, modern kitchen, modern shower room, 2 double beds, electric heating, outside sitting area and parking space, remainder of long 999 year lease.

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**

#### **Entrance Lobby**

Door to:

#### **Living Room**

**5.56m x 2.85m (18'3 x 9'4)**

Window to the front. Night storage heater. **Opening to:**

#### **Lobby**

Built in airing cupboard with heated tube and shelving.

#### **Kitchen**

**2.83m x 1.5m (9'3 x 4'11)**

Re-fitted with a range of light wood effect fronted units with stainless steel handles. Granite effect worktops over. Fitted ceramic hob with extractor canopy above and oven below. Space and plumbing for washing machine. Space for fridge. Stainless steel sink with mixer tap. Eye level and base storage cupboards. Tiled floor.

#### **Shower Room**

Re-fitted with a modern white suite comprising hand wash basin in vanity surround with cupboard below. Low flush w.c. shower cubicle with Mira shower. Heated towel rail. Extractor fan.

#### **Bedroom 1**

**4.35m x 2.57m (14'3 x 8'5)**

Fitted double wardrobe cupboard. Night storage heater.

#### **Bedroom 2**

**2.79m x 2.55m (9'2 x 8'4)**

Night storage heater. Fitted double wardrobe cupboard. Lower storage cupboard and high level storage cupboards above the bed. Window to the front.

#### **Outside**

There is plenty of parking in front of the property and also a private sitting area which is terraced and there are communal areas to the rear with areas for clothes drying.

#### **Services**

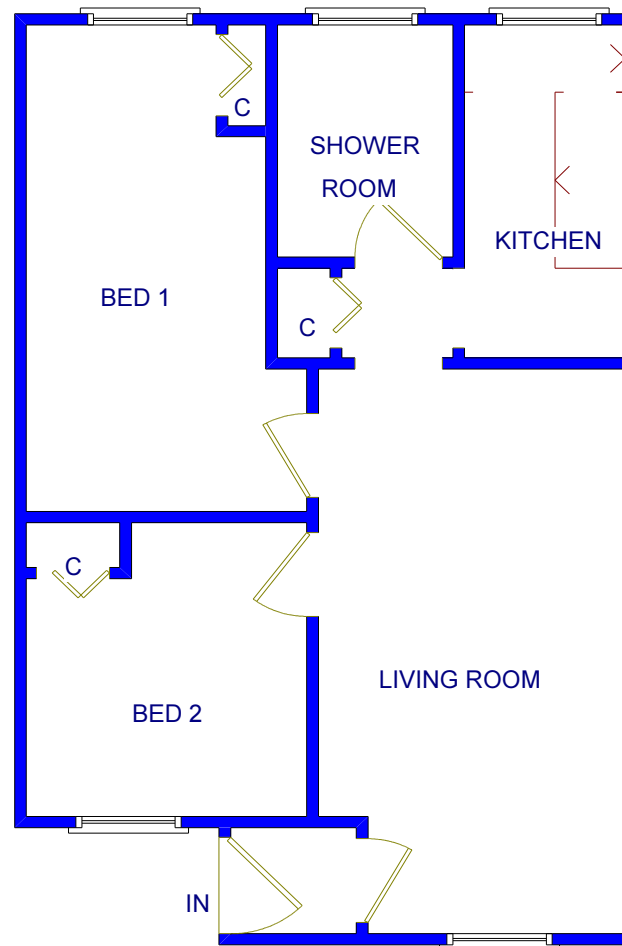
Main electric and water connected. uPVC double glazing.

#### **Energy Performance Certificate: C**

#### **Council Tax Banding: A**

**Tenure:** The flat has a 999 year lease from July 1990. The maintenance charge is approximately £600 per annum which includes buildings insurance and ground rent.

**Directions:** From Bideford Quay proceed towards the Heyward roundabout and take the second exit. Proceed into Westward Ho! passing the speed camera and turn right on to Beach Road. At the bottom turn right onto Golf Links Road and take the third turning on the right into Kingsley Drive and then the second right into Kala Fair where the block will be found on the left.



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Bridgeland House, Bridgeland Street,  
Bideford, Devon EX39 2PZ

t: 01237 476544

f: 01237 422722

e: [bideford@hardingresidential.com](mailto:bideford@hardingresidential.com)

[www.hardingresidential.com](http://www.hardingresidential.com)





