



Flat 1
125 Bay View Road, Northam, Devon EX39 1BJ

Price Guide: £145,000

HARDING & CO
ESTATE AGENTS & VALUERS

A Spacious 1 Bedroom Ground Floor Bay-fronted apartment situated off the highly desirable Bay View Road. Briefly Comprising, Superb Sitting Room, Well-appointed Kitchen, Shower Room, Double Bedroom, Gas central heating, off-road parking and communal lawn. The apartment is offered with a remainder of a 999-year lease which commenced in 1989. The property is currently tenanted.

Situated off Bay View Road, which runs along the cliff top overlooking the Northam Burrows Country Park, and the coastal resort of Westward Ho! with its blue flag sandy beaches, local amenities including pubs and eateries. Also nearby are villages of Abbotsham with its post office and junior school and Northam with its health and dental centres. The South West Coast Path is easily accessible off the nearby Kipling Tors offering superb walks with stunning vistas along this rugged coastline. The port and market town of Bideford is approximately 2 miles away offering a wider range of amenities. Barnstaple, North Devon's regional centre is approximately 10 miles distance and offers all the areas main shopping, business and commercial venues.



Accommodation Briefly:

Reception Room/Lounge
13'9 x 10'6 (4.25m x 3.23m)

Bay-fronted Sitting Room/Bedroom
18'2 into bay x 12'7 (5.55m x 3.87m)

Bedroom
10'5 x 9'8 (3.2m x 2.97m)

Kitchen
8'8 x 7'2 (2.69m x 2.19m)

Shower room
7'3 x 6'5 (2.24m x 1.98m)

Outside

The private grounds to 125 Bay View Road are communal - the level lawned garden and off-road parking can be used by all occupants.

Services

All mains services are connected.

Council Tax Banding: B

Energy Performance Certificate: E

Tenure/Maintenance

The apartment is leasehold with a 999-year lease that commenced in 1989 and each leaseholder owns a 1/5th share of the property freehold. The flat owners (through a committee) manage and maintain the property and its common areas. The maintenance charge is currently set at £90.00 per month. These contributions

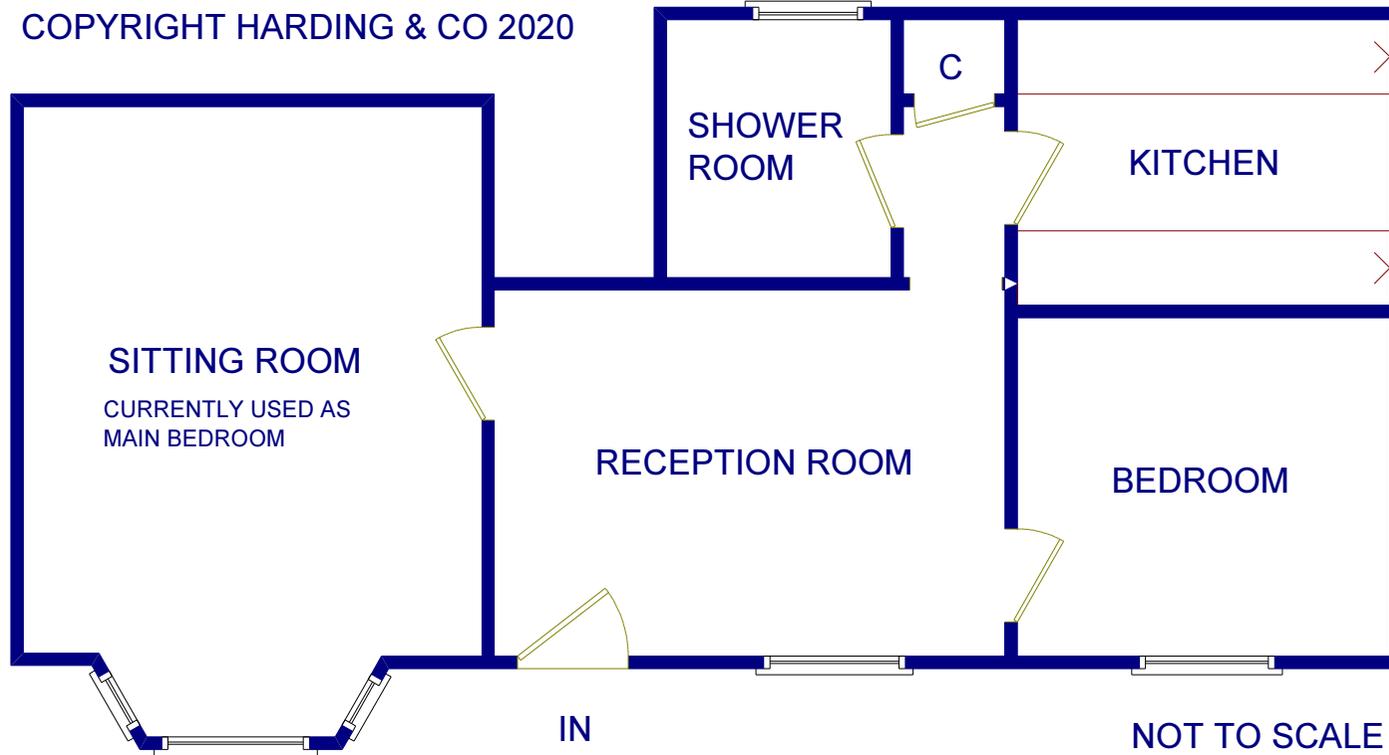
cover the cost of the property insurance, electricity used in the communal areas and costs of communal repairs, accountancy services and fire alarm maintenance.

Directions

From Bideford continue toward the Heywood Road Roundabout; take the first exit left onto the A39. Take the first right into Buckleigh Road (B3236). Follow the road past Buckleigh Grange and take the next right into Bay View Road. Number 125 is a substantial Victorian building about 100 yards along on the right-hand-side.



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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.

