



No.30 Golden Bay

Merley Road, Westward Ho! Bideford, Devon EX39 1LB

Price £295,000

HARDING & CO
ESTATE AGENTS & VALUERS

No. 30 is one of just 3 NEW detached, two bedroom single storey dwellings, being built in a rare frontline position directly facing the sea, with outstanding views. Being part of the Golden Bay Holiday village, these properties are restricted to 12 month holiday use only, and are not to be used as a principal home. GBHV are projecting a gross rental income of @£30k/annum.

Each property consists of 2 double bedrooms, 2 bath/shower rooms (1 en-suite), large living space with open plan fully fitted kitchen, hall, gas central heating, uPVC double glazing, private sea facing deck/veranda, parking, use of communal gardens, only a short stroll from the centre of Westward Ho! with its restaurants and bars and sea pool. Please note that dogs are not permitted on the site. EPC-TBC

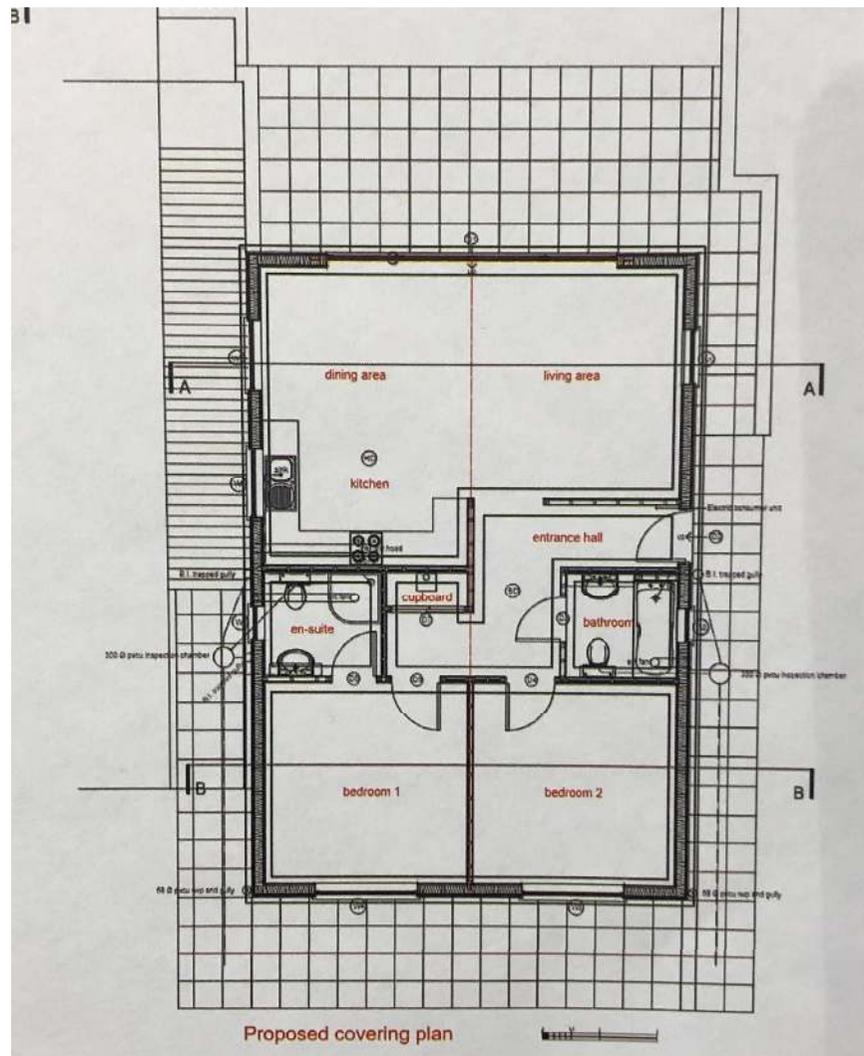
Westward Ho! is a popular seaside resort famous for its pebble ridge and long promenade, along with approximately three miles of lovely sandy beach. Behind the pebble ridge lays Northam Burrows Country Park, and The Royal North Devon Golf Club. Local amenities in the centre of Westward Ho! offer a good range of shopping facilities, restaurants, cafés and public houses.

Lease and Services

Lease until 2135, annual site costs of approx. £1300 plus VAT service charge)

Directions

From Bideford proceed towards Northam until reaching the Heywood Roundabout, take the second exit following signs to Westward Ho! and Northam. Continue along this road passing the Durrant House Hotel on the right hand side. Continue in to Westward Ho! until you reach the one-way system. On leaving the one-way system turn right into Merley Road. Then turn immediately right into Golden Bay Holiday Village and car parking is available here. Proceed on foot from here.



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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.

