



**BRIGHTS**  
ESTATE AGENTS



## 22 LINK HOUSE, WESTWARD HO!, BIDEFORD. EX39 IHS GUIDE £175,000

Well-presented three bed first floor apartment offering light accommodation and a pleasant sea view. Occupying a highly sought after location being a short and easy walk from the village shops/amenities and not far from the beach and Northam Burrows. No onward chain.



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The apartment is ideally situated within the centre of the highly sought after coastal village of Westward Ho! which offers amenities including shops, post office, and a range of popular pubs and restaurants together with safe, sandy, surfing beaches and an adjoining championship Golf Course. Neighbouring villages include Northam with its indoor heated swimming pool, health centre and library, Appledore famous for its quaint, character cottages and cobbled intertwining streets and Instow with its Yacht Club offering many maritime recreational facilities. The port and market town of Bideford is approximately 3 miles and readily accessible via public transport where there can be found a wider range of national and local shopping facilities.

**SERVICES:** Mains water, electricity and drainage. Electric heating/Smart heaters (can be controlled by Apple or Samsung devices). Upvc double glazed windows.

**COUNCIL TAX BAND:** B.

**TENURE/SERVICE CHARGE:** The flats within Link House are Freehold with 'The Link House Residents Association' in conjunction with Peninsula Property Management taking care of external maintenance, communal areas and buildings insurance. The service charge cost is £1,100 which can be paid quarterly or annually.

**AGENTS NOTE:** The flats within Link House are not able to be let out for holiday use although a shorthold tenancy with a minimum of 6 months is acceptable. Pets are allowed as long as they are not deemed a nuisance.

**DIRECTIONS TO FIND:** From Bideford proceed to Westward Ho! bypassing Northam village and continuing along the Atlantic Way route and into the village one way system. At the point where the road splits, bear right into Nelson Road and continue past the shops, just after where the road bears right and the entrance to Link House will be found on the left-hand side with flat being within the block on the right.

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

**GROUND FLOOR** - Communal entrance door that serves the 6 flats within the block (2 on each floor). Staircase to the first and second floors. On the ground floor is access to the bin & recycling room together with a private storage cupboard belonging to the flat.

#### FIRST FLOOR

Private entrance door gives access to:- **ENTRANCE HALL:** Built-in shelves, storage cupboard and fitted carpet.

**BEDROOM THREE:** 3.17m x 2.10m Fitted carpet.

**LIVING/DINING ROOM:** 8.66m x 4.28m Max. Fitted electric fireplace, wall mounted electric radiator and fitted carpet. Large shelved cupboard.

**KITCHEN:** 3.01m x 2.18m Working surface incorporating single drainer stainless steel sink unit with tiled splashback, four ring electric hob with oven below and extractor fan above. Space and plumbing for washing machine, integrated dishwasher, cupboards and drawers with matching wall units. Built-in shelved cupboard and tiled flooring.

**INNER HALL:** Built-in airing cupboard housing hot water tank. Fitted carpet.

**BEDROOM ONE:** 3.49m x 3.02m Wall mounted electric radiator and fitted carpet. Impressive beach and sea views.

**SHOWER ROOM:** Corner shower cubicle being fully tiled, low-level dual flush WC and wash basin. Fully tiled walls and flooring. Extractor fan.

**BEDROOM TWO:** 3.04m x 3.02m Wall mounted electric radiator and fitted carpet.

**EXTERNALLY:** Communal grounds surround the flats which are well tended and offer drying areas. There is ample resident and visitors parking. Situated close by is a **PRIVATE GARAGE** en-bloc having an up and over door.



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Total area: approx. 72.3 sq. metres (778.6 sq. feet)

**NOT TO SCALE – FOR IDENTIFICATION ONLY**

**CONSUMER PROTECTION ACT FROM UNFAIR TRADING REGULATIONS 2008** – The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check availability of any property and make an appointment to view before embarking upon any journey to see a property.

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.

**ANTI MONEY LAUNDERING REGULATIONS** - It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your co-operation in this matter to ensure there is no unnecessary delay in agreeing your purchase, subject to contract. We will inform you of the process once your offer has been accepted subject to contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Chartered Valuation Surveyors, Estate Agents and Auctioneers. Est. 1982

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