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GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.

TOTAL FLOOR AREA : 620 sq.ft. (57.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Bideford Quay, proceed north towards Heywood Roundabout. At the roundabout, continue straight across, following the signs for Westward Ho!, and continue into the village. As you enter Westward Ho!, the road divides into a one-way system. Kipling Court will be found immediately on the left-hand side. Continue up to the building, where Apartment 23 is situated at the eastern end of the development.

Looking to sell? Let us value your property for free!
Call 01237 879797
or email bideford@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Flat 23, Kipling Court

Westward Ho!, Bideford, EX39 1HY

Offers In Excess Of
£140,000

- Grade II Listed Building
- 2 Bedrooms
- Character Features
- First Floor Apartment
- Gas Central Heating
- Private Parking facility
- Spectacular Coastal Views.
- Secondary Glazing
- Must Be Viewed

Originally constructed circa 1865 as the prestigious United Services College, where the renowned author Rudyard Kipling was educated, Kipling Terrace and Court has since been thoughtfully converted into a collection of individual apartments. This Grade II Listed terrace, recognised for its architectural and historical significance, occupies a prominent elevated position within easy reach of the village amenities and enjoys spectacular views across Bideford Bay, Barnstaple Bay and out to sea.

Situated on the first floor, this charming apartment combines period character with modern comforts. Benefiting from gas-fired central heating, high ceilings and a wealth of original features, the property is beautifully presented throughout and an internal inspection is highly recommended to fully appreciate all that it has to offer.

The accommodation is accessed via a communal entrance and staircase leading to the first floor. The apartment itself comprises an entrance hall, a generously proportioned living room featuring an attractive fireplace and a bay window with window seat, perfectly positioned to take in the breathtaking coastal views. The kitchen is fitted with a range of units and incorporates an integrated oven and hob. There is also a well-appointed bathroom and two bedrooms, the principal bedroom enjoying the same stunning sea views as the living room.

To the front of the property there is a designated parking space, with further unrestricted on-street parking available nearby for residents and visitors.

Agent's Note:
The property is held on the remainder of a 999-year lease, which commenced on 7th July 1983, leaving approximately 957 years unexpired. A ground rent of £12 per annum is payable. In addition, there is a service charge of £150 per calendar month, which covers the maintenance and upkeep of the communal areas, together with the building insurance for the property.

Some of these images have been virtually staged.

Services
All Mains Services Available

Council Tax band
A

EPC Rating
C

Tenure
Leasehold

Viewings
Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on
01237 879797

Room list:

Entrance Hall

Living Room
4.88m x 4.80m + bay (16' x 15'9" + bay)

Kitchen
3.05m maximum x 2.74m maximum (10' maximum x 9' maximum)

Bedroom 1
4.06m maximum x 3.73m maximum (13'4" maximum x 12'3" maximum)

Bedroom 2
2.69m x 2.57m (8'10" x 8'5")

Bathroom

Situation

Westward Ho! is one of North Devon's most sought-after coastal villages, renowned for its long stretch of golden Blue Flag beach, dramatic pebble ridge and the historic Royal North Devon Golf Club. The village offers an excellent range of local amenities and enjoys a vibrant community atmosphere.

Just a short drive away is the historic port and market town of Bideford, situated on the banks of the River Torridge, offering a comprehensive range of facilities including schools for all ages, a variety of shops, supermarkets, restaurants and leisure amenities. The picturesque fishing village of Appledore, with its charming narrow streets, colourful cottages and bustling quayside, is also within easy reach.

Barnstaple, North Devon's regional centre, is readily accessible via the A39 and North Devon Link Road. The town provides extensive shopping, business and commercial facilities, together with convenient access to the A361 and Junction 27 of the M5, connecting to the national motorway network.