



## Directions

From Bideford Quay proceed along Kingsley Road, continue over the Heywood Road roundabout signposted Westward Ho! and continue without deviation. Head down the hill into Atlantic Way and proceed the the end where Kipling Court will be found on the left hand side.

**Looking to sell? Let us  
value your property  
for free!**

Call 01237 879797

or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

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Guide Price

**£145,000**

## 2 Bed Apartment

20 Kipling Court, Westward Ho!, Bideford, Devon, EX39 1HY

- Panoramic Coastal Views
- Top Floor Apartment
- 2 Double Bedrooms
- Tasteful Bathroom
- Walking Distance to Village & Beach
- Ideal First Home/Holiday Retreat
- No Onward Chain!

- Open-Plan Living Space
- Dedicated Parking
- Viewing Highly Recommended



## Room list:

### Kitchen/Lounge/Diner

7.44m max x 3.68m max (24'4" max x 12'0" max)

### Bedroom 1

3.35m max x 4.00m max (10'11" max x 13'1" max)

### Bedroom 2

4.45m max x 2.80m max (14'7" max x 9'2" max)

### Bathroom

## Overview

A spacious top floor apartment within this attractive Gr II listed building, enjoying 2 double bedrooms, off-road parking and extensive views of Westward Ho! beach. With excellent accommodation, this property would ideally suit a first time buyer or those seeking a "lock up and go" holiday retreat on the coast.

Once inside the apartment there is an open-plan kitchen/lounge/diner which creates the perfect space for entertaining. The kitchen has a range of cupboards, space for white goods and a cooker. The lounge area has fantastic views over Westward Ho! beach, towards Saunton, out to sea and Lundy Island. There are 2 double bedrooms, both having comfortable proportions, along with a family bathroom fitted with a tasteful white suite.

A former school house, the property has many original features including period doors, coving and hand made cornicing, lovely tall ceilings and open staircases. The building has been redeveloped and is popular amongst buyers. The outstanding and far-reaching views set this apartment above the rest, contact us without delay to arrange your viewing.

### Lease Details

86 years remain of the original 125 year lease which commenced 7th July 1983 Service Charge - £100.00 per calendar month to include Ground Rent, Buildings Insurance and the upkeep of the communal areas.

PLEASE NOTE: The property cannot be Holiday Let and can only be LET on an AST for a maximum period of 6 months within a 12 month period.

NOTE: Some photos used for marketing have been dressed to give the prospective purchasers an impression of space. All furniture in the property is CGI. The property is available with vacant possession.

## Services

All mains connected.

## Council Tax band

A

## EPC Rating

C

## Tenure

Leasehold

## Viewings

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



## Outside

The popular seaside resort of Westward Ho! boasts a glorious sandy, blue-flagged beach, popular among watersports enthusiasts, along with local shops and stores, a number of restaurants, cafes and public houses along with quick access to the Burrows Country Park, a unique UNESCO site, and the idyllic South-West Coastpath. Nearby is the historic fishing village of Appledore with its maze of cobbled streets and the tourist hotspot at Instow, which enjoys a sandy riverside beach, popular with families and dog walkers alike, a yacht club and a number of award-winning restaurants. The port town of Bideford provides a wide range of facilities and good transport links to Barnstaple, the regional centre, which provides High Street shopping, a rail link to Exeter in the South and convenient route to the M5 motorway via the North Devon Link Road.