



## 2A Southmoor House, Buckleigh Road, Westward Ho!, EX39 3PU

Offers In Excess Of £225,000

- Stunning Apartment
- Two Bedrooms and Shower Room
- Within Minutes of Beach and South West Coast Path
- Full of Character/Original Features
- Balcony and Gardens
- Early Viewing Strongly Recommended



## 2A Southmoor House, Westward Ho!, EX39 3PU

Morris and Bott are delighted to offer this rare gem to the market. Seldom does a property with such character come up for sale. This Georgian, first-floor apartment offers two large double bedrooms, living room, shower room, kitchen, balcony, ample parking space and an orchard garden. The property is thought to be ideally suited to young and old alike. Early viewing is strongly encouraged for this property.



Council Tax Band: A



### Kitchen

9'8" x 12'0"

Bright and spacious kitchen, with tiled floor, gas cooker, fridge/freezer and washing machine.

### Living Room

18'10"

Large, bright and spacious living area, with ample space for dining. Period features, double wood burner, two 2-metre-tall shuttered sash windows, tiled floor.

### Master Bedroom

12'5" x 11'3"

Double bedroom with oak floor, built-in wardrobes and storage. View to front.

### Bedroom 2

13'3" x 12'6"

Double bedroom with oak flooring. View to rear gardens.

### Shower Room/WC

4'6" x 10'3"

Double shower cubicle, tiled floor, towel radiator, WC and wash-hand basin.

### Hallway

The large hall could provide additional use as an office space if required. Access to attic.

### Balcony

12'0" x 4'9"

Access is via a staircase and the west-facing balcony, which provides a seating area to catch the evening sun.

### Exterior

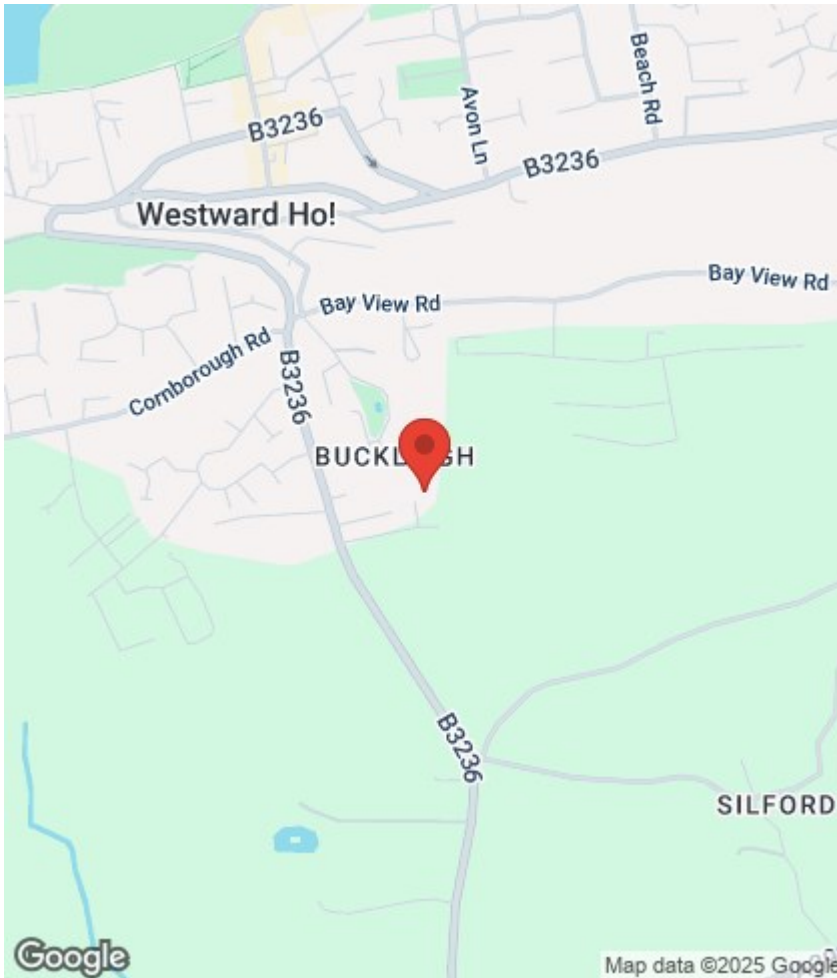
Parking is available for up to five cars, with a small orchard and long 50-metre garden beyond. There is storage under the apartment stairs.

### Additional Features

- Leasehold period 999 years
- Council tax band A
- Gas-fired central heating
- EPC pending
- No onward chain







## Directions

From Bideford Quay, proceed to the Heywood Road roundabout and turn left onto the A39 signposted to Bude. At the traffic lights, turn right to Westward Ho! After approximately 1/4 mile, just after the "WELCOME TO WESTWARD HO!" sign, there is a small private lane on the right. Drive down to the end of the lane and turn left into the driveway. There is a sign for "Southmoor" on the gate post at the end of the drive.

## Viewings

Viewings by arrangement only.  
Call 01237 459 998 to make an appointment.  
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## EPC Rating: TBC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

