



12 Inglebrook Heights, Westward Ho, Bideford, EX39 1GU

Price Guide £210,000

- Tucked Away Location
- Sea Views
- Private Garden
- Ideal Holiday Home/Let
- No Chain!
- Modern Open Plan Living
- Allocated Parking
- Master With Ensuite
- Immaculately Presented Throughout

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Just a short stroll from the sandy shores of Westward Ho!, this second-floor apartment offers breathtaking sea views and a seamless blend of contemporary design and practicality. The thoughtfully designed open-plan layout creates the perfect social space, combining stylish living, dining, and kitchen areas. Presented in immaculate condition throughout, the apartment boasts a high-quality finish and has been tastefully styled by the current owners. With a private garden space and allocated parking included. Currently operating as a successful holiday let, this property offers a fantastic turnkey investment opportunity, a charming coastal retreat, or a sound first-time buy. No onward chain!



Council Tax Band: Exempt



Entrance Hall

The property is accessed via a communal entrance hall, shared with one other apartment in the block, offering a welcoming introduction to the home.

Porch

The porch offers plenty of space for coats and shoes, providing entry into the apartment.

Open Plan Living

20'8" x 17'7"

The open-plan living area is the perfect social hub, thoughtfully designed to include a dining table and chairs, along with a comfortable lounge area illuminated by a large window that fills the room with natural light. The kitchen is well-appointed with a range of matching base and wall units, offering ample countertop space and housing built-in appliances such as a gas hob, fridge/freezer, and stainless steel sink.

Bedroom One

12'7" x 11'9"

A generously sized double bedroom showcasing stunning views over Westward Ho! and further enhanced by the convenience of an ensuite shower room.

Ensuite

9'3" x 4'11"

A modern three-piece suite featuring a walk-in shower cubicle, a low-level WC, a hand wash basin, and a heated towel rail for added comfort.

Bedroom Two

11'5" x 7'6"

A spacious double bedroom, benefitting from a large window that fills the room with natural light.

Bathroom

8'6" x 6'3"

A modern three-piece suite featuring a bath with a shower attachment over, a low-level WC, a hand wash basin, and a heated towel rail.

Garden

The property boasts a private garden space tucked away to the side, offering a peaceful retreat with stunning views over Westward Ho! This outdoor area also includes the added convenience of a handy storage shed.

Services

The property benefits from gas central heating and is fully connected to all mains services. A service charge is in place to cover the upkeep of the communal areas, amounting to £694.18 for the period from October 2022 to September 2023.

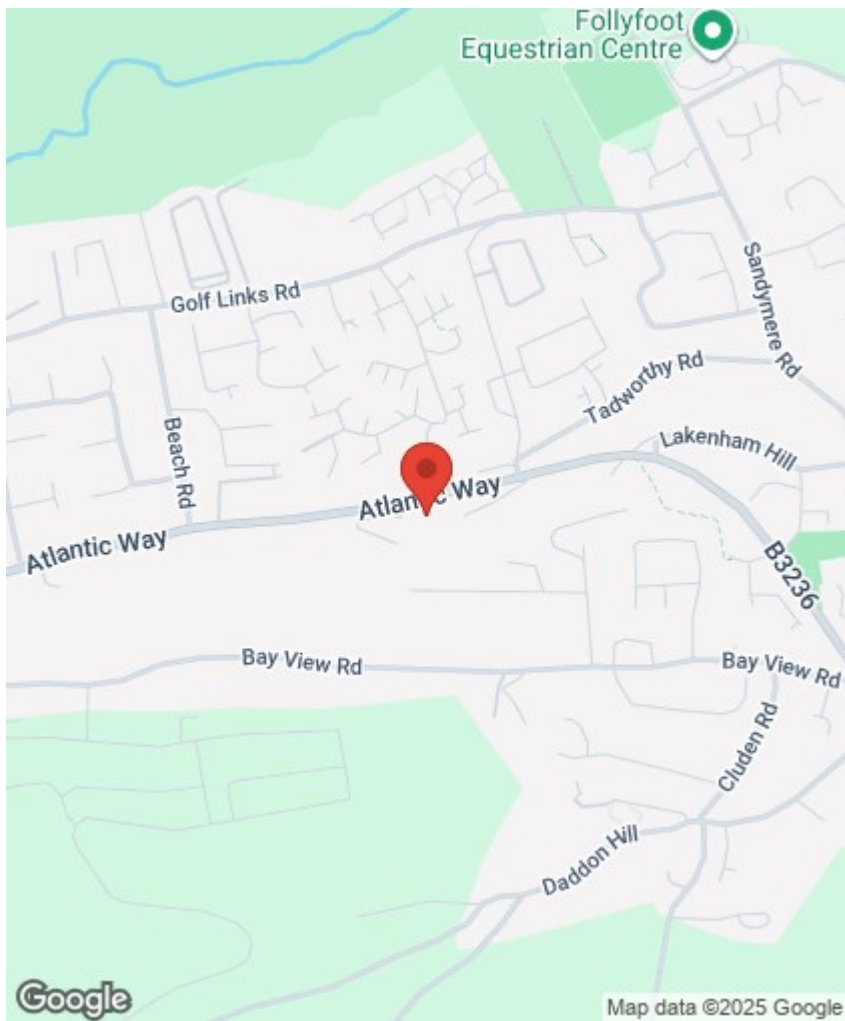
Broadband: Standard broadband is available-Ofcom indicates that the highest available download speed is 53 Mbps.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Agents Notes

The "Coach House" is freehold, with the current owners holding the title. They provide leaseholds for the first-floor apartment and four ground-floor garages. The owners arrange the annual buildings insurance policy, which is charged back to the leaseholders on a pro-rata basis. The current policy runs until 4th September 2024, and a clause in the leases requires owners of Flat 11 and the garages to contribute their share of the premium.





Directions

From our office on Bideford Quay head North towards Northam and Westward Ho!. Continue straight over Heywood roundabout and proceed without deviation for approximately 1 mile. Continue down the hill as the road bears left into Westward Ho! and onto Atlantic Way. Take a left turn onto Inglebrook Heights where the property will be found at the top of the hill on your left hand side.

Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

EPC Rating:

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	80	81
(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	

