



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

Offers In Excess Of £225,000

- Stunning Apartment
- Two Bedrooms, Shower Room and Bathroom
- Within Minutes Of Beach and South West Coast Path
- Full Of Character/Original Features
- Conservatory/Four Terraces
- Early Viewing Strongly Recommended

# 2 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 ground-floor apartment offers two large double bedrooms, bathroom, shower room, two WCs, living room, kitchen, pantry/utility and conservatory. Also included are four landscaped terraces to the front for entertaining and parking and a garden to the rear. Early viewings are strongly encouraged for this property.



Council Tax Band: C



## Conservatory

Entrance to the front is through the west-facing conservatory.

## Kitchen

10'2" x 16'9"

This uniquely designed kitchen offers a mixture of high- and low-level units, tiled floor, "Professional" six-ring gas range and access to a shower room, WC and pantry/utility room.

## Shower Room

4'11" x 7'6"

Recently renovated shower room with wash-hand basin.

## Pantry/Utility

2'5" x 5'7"

With plumbing and undercounter space for appliances. Access to exterior of property.

## Living Room

16'9" x 18'11"

Large period living room, wooden floor, open fire and ample space for dining. The double 2-metre-tall shuttered sash windows provide ample light into this attractive room.

## Bathroom

8'2" x 6'7"

The hallway from the living room leads to the

bathroom, with roll-top bath, shower fitting, wash-hand basin, bidet and tiled floor.

## WC

Opposite the bathroom is a separate WC with wash-hand basin and tiled floor.

## Master Bedroom

12'11" x 11'6"

Large double bedroom with built-in wardrobes and storage. Wooden floor and two tall shuttered sash windows.

## Bedroom 2

12'9" x 12'11"

Large double bedroom with built-in wardrobes and storage. Tiled floor. Access to the rear flower garden.

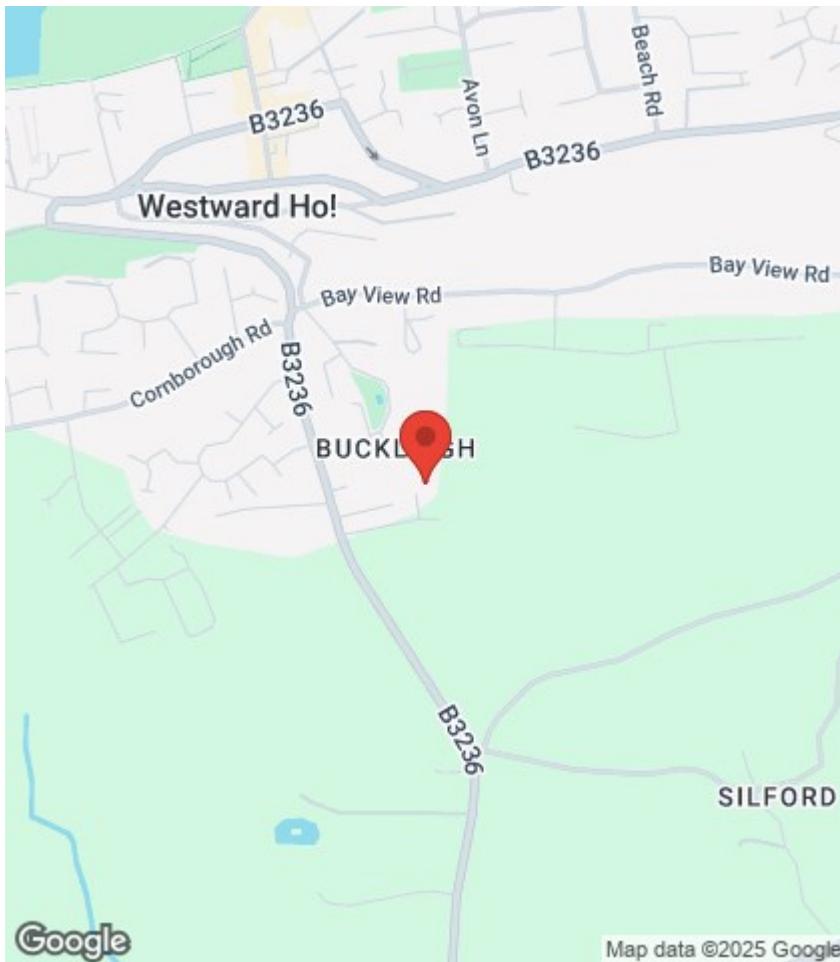
## Exterior

To the front are four landscaped paved areas for entertaining and parking. To the rear is a flower garden accessed via the second bedroom. Further, this property enjoys an additional rear area and outbuilding for storage.

## Additional Details

- Leasehold period 999 years
- Council tax band C
- 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.

**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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

