



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

Offers In Excess Of £225,000

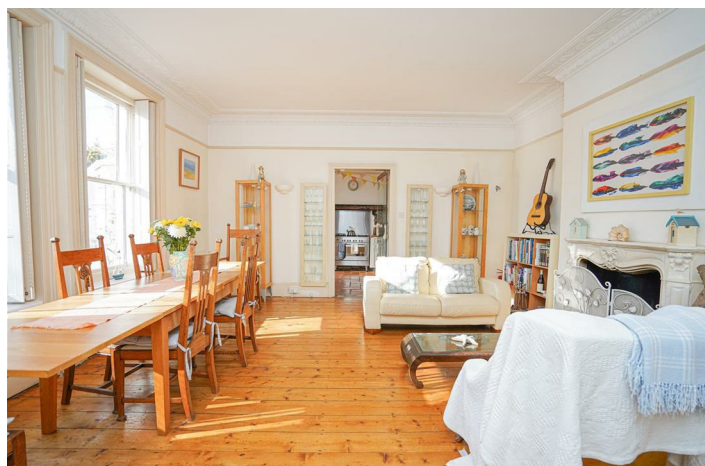
- Stunning Apartment
- Two Bedrooms, Shower Room and Bathroom
- Within Minutes Of Beach and South West Coast Path
- Full Of Character/Original Features
- Conservatory/Four Terraces
- Early Viewing Strongly Recommended

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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.

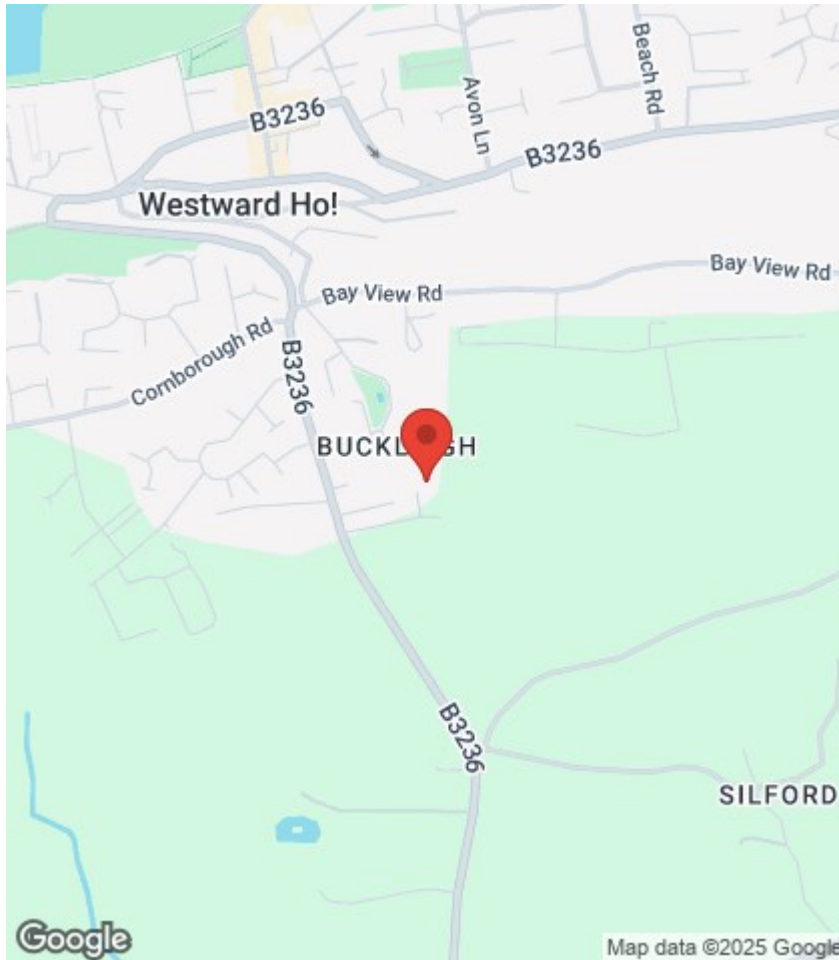
Exterior

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	60	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

