

# Regency

ESTATE AGENTS



**4B CLEVELAND TERRACE, WESTWARD HO! EX39 1JR**

**£79,950**

2 bedroom lower ground floor apartment just moments from Westward Ho! village and beach. In need of some improvement, making it an ideal first-time buy or investment opportunity and with sea views, double glazing and no onward chain.

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A 2 bedroom lower ground floor apartment situated just a stone's throw from the centre of the sought-after coastal village of Westward Ho! and its renowned sandy beach. Offering well-proportioned accommodation throughout, the property presents an excellent opportunity for first-time buyers, investors, or those seeking a coastal retreat with scope for improvement.

Accessed via steps leading down to the private entrance door, the accommodation briefly comprises a kitchen fitted with a range of units together with a useful larder cupboard. The kitchen flows through into the lounge featuring two front aspect windows enjoying attractive sea views.

From the lounge there is access to two bedrooms, including a front aspect bedroom benefiting from further sea views, whilst the second bedroom is positioned to the rear and leads through to the shower room.

The property further benefits from double glazing throughout and is offered to the market with no onward chain, allowing for a straightforward purchase.

An appealing coastal property with great potential in a highly desirable location. Early viewing is highly recommended.

**Lease information:**

4B Cleveland Terrace is held on a 999 year lease which commenced on 01/01/2010.

**Services:** Mains electricity, water & drainage.

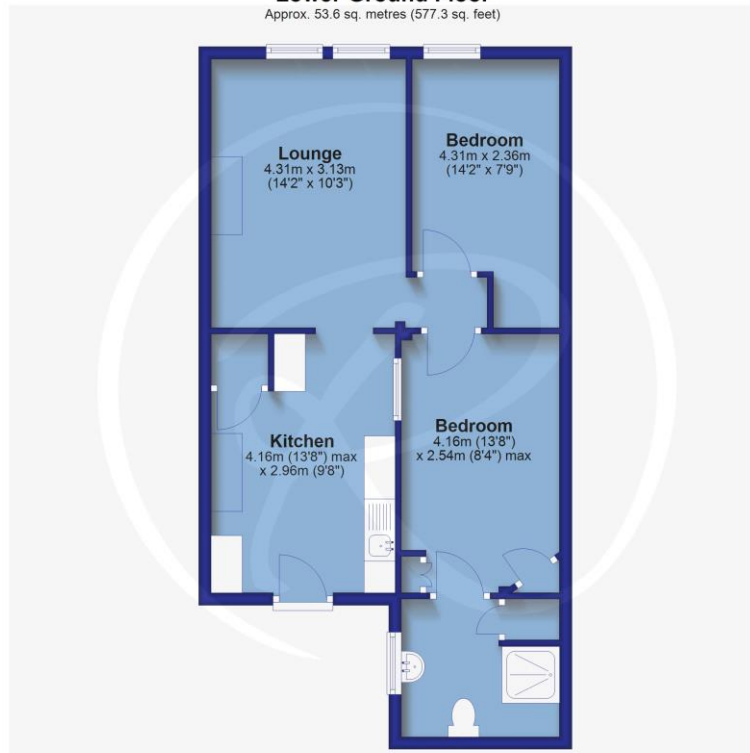
**Energy Performance Certificate: D (59)**

**Council Tax: BAND A (£1,745.49 per annum)**



**Lower Ground Floor**

Approx. 53.6 sq. metres (577.3 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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