



4 Highview Terrace, Westward Ho!

Asking Price Of £300,000

 2 Bedrooms

 1 Bathroom

 EPC F

- No Onward Chain
- In Need of Modernisation
- Two Large Bedrooms
- Panoramic Sea View
- New Roof
- Allocated Parking Space
- Sought After Position
- Project Property
- Must See

T: 01237 459 998
morrisandbott.co.uk

rightmove

Zoopa
Smarter property search

PrimeLocation
Find the home you deserve

4 Highview Terrace,

Westward Ho! EX39 1AQ

Commanding an elevated position within the ever-popular coastal village of Westward Ho!, this 2 bed terraced house boasts a stunning panoramic vista of the sea and down towards the village. This home offers scope to add your own stamp and has been priced to reflect the updating/modernisation work which a potential purchaser will likely be looking to carry out. Briefly comprising of an open plan lounge/diner, kitchen and shower room to the ground floor, the first floor boasts two good sized bedrooms and a large bathroom. To the front of the property is an allocated parking space and to the rear is scope for a enclosed rear garden.

GROUND FLOOR

LOUNGE 11' 5" x 11' 5" (3.48m x 3.48m)

A comfortable lounge found at the front of the property with a large window overlooking the front of the property.

DINER 12' 2" x 8' 11" (3.73m x 2.73m)

Open plan to the lounge this room gives ample space for dining and provides access to the sun room.

SUN ROOM 8' 11" x 5' 2" (2.74m x 1.60m)

Providing access into the rear garden.

KITCHEN 10' 5" x 8' 3" (3.19m x 2.54m)

Currently fitted with hand level units, a sink with drainer and space for white goods. Also providing access to the shower room.

SHOWER ROOM 6' 0" x 5' 7" (1.85m x 1.71m) (+1.48m x 0.71m WC)

A step up from the kitchen this shower room is currently fitted with a shower cubicle and hand basin with a private WC.

FIRST FLOOR

BEDROOM TWO 12' 11" x 9' 1" (3.95m x 2.78m)

Good sized double bedroom.

BEDROOM ONE 15' 0" x 11' 6" (4.58m x 3.52m)

A generous double bedroom which boasts panoramic sea views.

BATHROOM 10' 4" x 8' 5" (3.17m x 2.57m)

A large bathroom comprising of a bath, low level WC and wash hand basin.

OUTSIDE To the front of the property is an allocated parking space and to the rear is scope for a enclosed rear garden.

VIEWINGS Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998

AGENTS NOTE Please note that this property requires renovating throughout, although the current owners have gone to the expense of replacing the roof.



Energy performance certificate (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		

Directions

From our offices on Bideford Quay, proceed out of the town driving past Morrisons on your right hand side and heading towards the Heywood Road roundabout. Proceed straight over the roundabout signposted Northam, Appledore and Westward Ho! Go past the Durrant House Hotel and the right hand turning for Appledore, and take the second turning on the left - signposted Bay View Road. Continue along Bay View Road without deviation, at the end of Bay View Road you will find Fosceth Hill on your right hand side. As you drop down Fosceth Hill after a short while you will come to High View Terrace on your right.

IMPORTANT NOTICE - In accordance with the Property Misdescription Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the service, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, services charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. EPCs can be viewed in full via morrisandbott.co.uk, as and when they are made available by the property owner.

THE BIDEFORD OFFICE
Grenville Wharf, 6a The Quay, Bideford, EX39 2HW
T: 01237 459 998
info@morrisandbott.co.uk

THE KNIGHTSBRIDGE OFFICE
45 Pont Street, London, SW1X 0BD
T: 020 7629 996
26@theknightsbridgeoffice.co.uk

