



19 Kipling Court, Westward Ho!

Asking Price Of £199,950

 2 Bedrooms

 1 Bathroom

 EPC TBC

- No Chain
- Recently Renovated Apartment
- Immaculately Presented
- Short Stroll Into Village
- Allocated Parking Space
- Close To Amenities
- Spectacular Views
- Communal Gardens
- Grade II Listed

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19 Kipling Court,

Westward Ho! EX39 1HY

This impressive 2 bedroom apartment, proudly forming part of this landmark building, offers breath-taking sea views and a panoramic vista of the coast, occupying an enviable position just a stone's throw from the glorious sandy beach at Westward Ho! Kipling Court is understood to have been constructed in 1869 and later became the home of The United Services College and where Rudyard Kipling went to school. The plaque on the building is of historical interest and the building is the only Grade II listed building in Westward Ho!



ENTRANCE HALL Welcomes you into the home.

LOUNGE/DINER 4.44m narr. 3.55m x 3.92m narr. 3.91m

Quirky reception room with outstanding panoramic sea views, handy storage cupboard and built in book case. With access to the balcony via both of the windows.

KITCHEN 2.41m narr. 1.73m x 2.89m narr. 1.28m

Fitted with matching floor and eye level units, integrated electric oven with gas hob and extractor fan over and space for washing machine and fridge/freezer.

BEDROOM ONE 4.04m narr. 3.87m x 3.68m narr. 2.84m

Generous double bedroom with spectacular sea views, feature fire place surround, hanging rail and handy book case.

BEDROOM TWO 2.47m narr. 2.30m x 2.80m

Good size single bedroom located at the rear of the property.

BATHROOM 2.29m x 1.66m

Modern four piece suite comprising shower cubicle, bath with shower head attachment, low level WC, wash hand basin and heated towel rail.

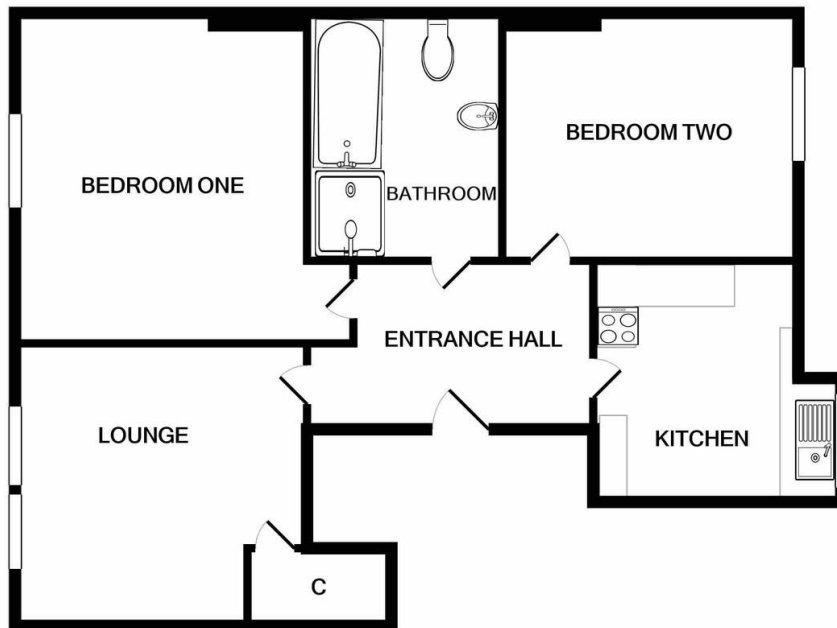
OUTSIDE The apartment has one allocated parking space at the front of the block of apartments. All gardens surrounding the block are communal.

LEASE DETAILS The property is a Leasehold flat with the Freehold being owed by Kipling Management Company. Flat 19 own a 25th share of the Freehold. The flat is part of 25 flats that make up Kipling Court, and is 5 houses in total, which all share the gardens, a drying area and a recycling area.

With a monthly service charge of £150 which covers the cost of maintenance and repair, gardening, buildings insurance and ground rent. This is monitored by a committee made up by the residents and there is around 995 years left on the lease.

Please note the new directors of the Kipling Court Management company have placed a restriction to state there is to be no renting of any type within the building.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy performance certificate (EPC)
TBC

SERVICES - All mains connected.
TENURE – Leasehold.
COUNCIL TAX BAND – A.
LOCAL AUTHORITY – Torridge District Council.

Directions

From our office on Bideford Quay, proceed North towards Heywood Roundabout and continue straight over towards Westward Ho! Proceed without deviation for approximately 1 mile. Continue down the hill into Atlantic Way as the road bears left. Continue along this road until you reach the left hand turning on the bend, turn left at this turning and then take the next left hand turn into Kipling Court where the allocated parking space can be found at the front of the building, with the entrance to the property being at the rear.

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.

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