



Investment Opportunity, Avon Lane

Offers In Region Of £650,000

 8 Bedrooms

 4 Bathrooms

 EPC TBC

- Unique Opportunity
- Sea Views
- Popular Seaside Village
- 4 Self Contained Homes
- Homes Currently All Rented
- Must See
- 2 Large Garage/Workshops
- Large South Facing Garden
- Investment Opportunity

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Avon Lane,

Westward Ho! EX39 1LW

Morris and Bott are delighted to offer this unique investment opportunity in the heart of the popular seaside village of Westward Ho! Comprising of FOUR self contained maisonettes, that have access to the communal south facing gardens. All of the apartments come with sitting tenants that have occupied the homes for years and that have all indicated their willingness to continue to stay. The building also offers two sizeable lockup garage/workshops, that are currently not rented out, however could offer further revenue.

THE STEPS Delightful TWO Bedroom first floor Maisonette with stunning views across the village amenities and out to sea.

RECEPTION ROOM 19' 2" x 14' 4" (5.85m x 4.37m)
BEDROOM 12' 0" x 12' 3" (3.67m x 3.74m)
BEDROOM 16' 7" x 5' 10" (5.08m x 1.79m)
BATHROOM

AVON COTTAGE Generously proportioned TWO bedroom maisonette set over two floors with access out onto the shared gardens.

PORCH
LOUNGE/DINER 13' 11" x 12' 11" (4.26m x 3.95m)
KITCHEN 11' 8" x 6' 9" (3.57m x 2.06m)
UTILITY ROOM
CLOAKROOM
FIRST FLOOR
BEDROOM 13' 5" x 14' 5" (4.10m x 4.41m)
BEDROOM 13' 0" x 10' 1" (3.97m x 3.09m)
BATHROOM 10' 1" x 9' 10" (3.08m x 3.01m)

HOMESTEAD Spacious THREE/FOUR bedroom first floor maisonette, benefitting from sea view from the large lounge/diner.

KITCHEN/BREAKFAST ROOM 15' 9" x 8' 6" (4.82m x 2.6m)
LOUNGE/DINER 20' 8" x 16' 4" (6.32m x 4.99m)
BEDROOM 11' 8" x 8' 11" (3.57m x 2.73m)
BEDROOM 11' 7" x 7' 6" (3.55m x 2.30m)
BEDROOM 10' 5" x 8' 1" (3.18m x 2.47m)
STUDY 10' 5" x 4' 10" (3.20m x 1.48m)
SHOWER ROOM

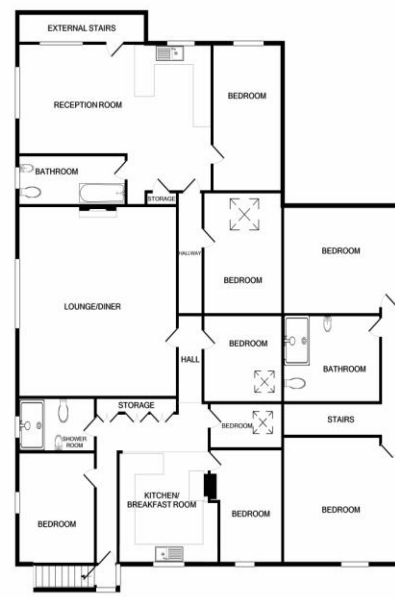
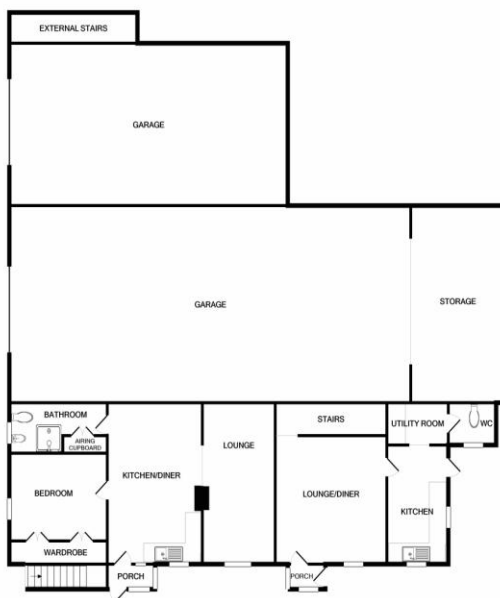
SOUTH VIEW Delightful ONE bedroom ground floor maisonette with south facing aspect and direct access onto the shared gardens.

LOUNGE 16' 10" x 8' 4" (5.15m x 2.55m)
KITCHEN/DINER 17' 7" x 10' 11" (5.38m x 3.33m)
BEDROOM 11' 4" x 9' 5" (3.46m x 2.88m)
SHOWER ROOM
PORCH

WORKSHOP 46' 1" x 20' 8" (14.07m x 6.30m)
STORE 20' 8" x 11' 0" (6.30m x 3.37m)
GARAGE/WORKSHOP 31' 7" x 16' 10" (9.64m x 5.15m)

OUTSIDE The building benefits from a generous south facing garden that backs onto the entrance to Swanswood Gardens. Laid predominantly to lawn with a selection of mature shrubs and plants.

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



TOTAL APPROX. FLOOR AREA 4947 SQ.FT. (458.6 SQ.M.)

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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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