

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Spacious, recently refurbished, well presented, double glazed and centrally heated one bedroom retirement apartment. Pleasantly set within the quiet and sought-after Kingsley Court development.



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26 Kingsley Court, Westward Ho! Bideford,
 Devon, EX39 1JB | Guide Price £125,000

Kingsley Court is a retirement development of similar style properties pleasantly set within the popular coastal village of Westward Ho! The village has undergone something of a renaissance in recent years and offers good local amenities including a supermarket, post office, other retail shops, pubs and restaurants. The golden sandy beach and Royal North Devon Golf Course, are just a short distance away. Approximately 3 miles distant is the port and market town of Bideford, with an excellent range of shopping and recreational facilities, together with Health Centres and Supermarkets. Barnstaple, North Devon's regional centre, housing the area's main shopping, business and commercial venues, located on the banks of the River Taw, is about 25 minutes' drive. From here access is available onto the North Devon Link Road, which leads through to junction 27 of the M5 at Tiverton.

No. 26 is a 3rd floor self-contained retirement apartment, which has been recently re-decorated. It enjoys panoramic sea views. It will no doubt appeal to active retirees but has also been adapted to suit those with restricted mobility. The property is located within a substantial period building, with a lift to all floors and an on site house manager. Occupancy is restricted to those in excess of 55 years of age and therefore offers a peacefully located, low maintenance, coastal property from which to enjoy retirement.

Vendors Note: What's included in the Management Fee of Kingsley Court: 1. Building managed by First Port, UK's largest professional management company. 2. Over 55's only accommodation. Safe peaceful area with quiet surroundings. 3. On site hands-on Development Manager working 5 days a week 9am -1pm. 4. Buildings insurance. 5. Laundry room. Full use of communal washing and drying facilities. 6. Guest room available in Kingsley Court for visiting friends and family. 7. Tenants can use other First Port Managed development guest rooms UK wide (over 1,000, subject to availability and booking to be made through Kingsley Court Development Manager at cost as above). 8. Electricity and heating cost in communal areas. 9. Water and sewerage rates. 10. Window cleaning. The windows are cleaned every 2 months. 11. Communal area cleaning. 12. Grounds/garden maintenance. 13. Lift maintenance. Lifts are serviced throughout the year. 14. Lift monitoring system. The cost of the monitoring centre charges. 15. Fire System Maintenance. Fire extinguishers. 16. Intercom door entry system connected to every flat. 17. Fire Emergency Systems run by OpenView. 18. General Maintenance. This pays for day-to-day work on the building. 19. Planned Maintenance. This may include: roof inspection, flat roof & gutter clean, window service, communal fan clean, laundry drain clean, clean & treat laundry floor, check communal mains water valves, portable electrical appliance test, clear external surface water drains, rodent control contract, foul pump maintenance. 20. Redecoration contribution. This is based on a realistic assessment of anticipated costs for internal and external redecoration of communal areas every 5 years as necessary. Owners are ONLY Responsible For: Contents insurance. Council Tax. Apartment electricity costs - i.e. heating (this is small as the building is heated as part of the management fee), lighting etc.

Directions to Find: From Bideford proceed out of the town, passing Morrisons supermarket and continue to the roundabout on the A39. Proceed straight across towards to Westward Ho! and into the village, upon entering the one-way system turn left into Kingsley Road, and carry on where Kingsley Court will be found on your right-hand side.

Entrance Hallway: Door entry phone. High level consumer unit. Telephone point. Ceiling trap to loft space. Airing cupboard with hot water cylinder with immersion with slatted shelving over. Radiator.

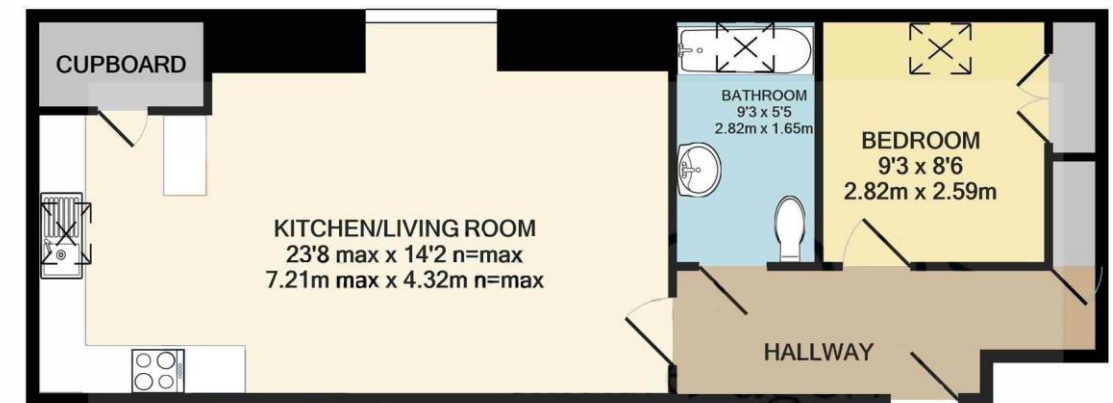
Lounge/Kitchen: 23' 8" x 14' 2" (7.21m x 4.31m) UPVC double glazed window to rear elevation affording panoramic coastal views over Westward Ho! and beyond. TV aerial and telephone points. Radiator. Carpet. Open access through to kitchen area with a Velux window and which is attractively fitted with a range of units comprising inset stainless-steel sink unit with mixer taps with cupboards under, a range of matching units with worksurfaces over, fitted Lamona oven with matching hob with glass splashback and canopy style cooker hood over. Breakfast bar. Fitted fridge/freezer. Large walk in store cupboard. Vinyl flooring.

Bedroom: 9' 3" x 8' 6" (2.82m x 2.59m) Velux window. Built in double wardrobe. TV aerial point. Radiator.

Bathroom: 8' 5" x 5' 6" (2.56m x 1.68m) Velux window. Newly fitted suite comprising panelled bath with assist grips with Triton Enrich shower over with adjacent glazed shower screen, low level flush WC, pedestal wash basin, tiled splashbacks, radiator, vinyl flooring.

Outside: On the seaward side of Kingsley Court is a terrace from which to enjoy the views. Additionally, there is a parking area for use by residents only.

Tenure: TBC



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