



19 Lundy Court, Stanwell Drive, Westward Ho!, Devon, EX39 1HE







19 Lundy Court, Stanwell Drive, Westward Ho!, Devon, EX39 1HE  
£399,950

FIRST TIME ON THE MARKET SINCE NEW!! A luxuriously appointed PVC double glazed and gas centrally heated apartment accessed at entry level and affording 180 degree views across Barnstaple and Bideford Bay, out to Lundy Island, across to Baggy Point and up the estuary to Appledore and beyond.

Constructed by Midas Homes circa 2003, this apartment has accommodation comprising Communal Entrance Hall leading to the Entry Level Entrance to the property with an Entrance Hall with storage cupboards, a Triple Aspect Living Room affording panoramic views as detailed above, open access to a Kitchen with integral appliances, 2 Bedrooms both with En-Suite Facilities and a Separate W/C. A Balcony affording superb views is accessible from the Living Room and one of the Bedrooms.

Westward Ho! is a popular coastal village renowned for it's long golden sandy Blue Flag beach, and the adjoining pebble ridge. It has a good selection of local amenities including a supermarket, post office, range of local shops, including a pharmacy, with a regular bus service providing access into the port and market town of Bideford with a wider range of facilities. Barnstaple, North Devon's Regional Centre, housing the areas main shopping, business and commercial venues, is approximately 25 minutes driving distance away, via the A39/North Devon Link Road.

# 19 Lundy Court, Stanwell Drive, Westward Ho!, Devon, EX39 1HE

---

Luxurious Coastal Apartment  
Panoramic 180 Degree Coastal Views  
Gas Central Heating  
PVC Double Glazing  
En-Suites To Both Bedrooms  
1/12 Share Of Freehold  
Communal Parking  
Kitchen With Integral Appliances  
Balcony  
Must Be Seen!



---

**Communal Entrance Leading Via Entry Level To**

**Private Entrance Hallway**

**Living Room**

13' 9" x 23' 5" (4.19m x 7.14m) With open access to Kitchen.

**Kitchen**

12' 4" x 7' 6" (3.76m x 2.29m)

**Bedroom One**

11' 10" x 14' 7" (3.61m x 4.45m)

**En-Suite Bathroom**

**Bedroom Two**

10' 4" x 9' 1" (3.15m x 2.77m)

**En-Suite Shower Room**

**Separate W/C**

**Balcony**

**Outside**

Electronic gated access leads to a communal parking facility and communal grounds.

**Agents Note**

Please note that this property cannot be holiday let, although shorthold tenancy lettings are permitted.



## SERVICES

Services: All Mains Services Are Available.

Council Tax Band: C.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: B.

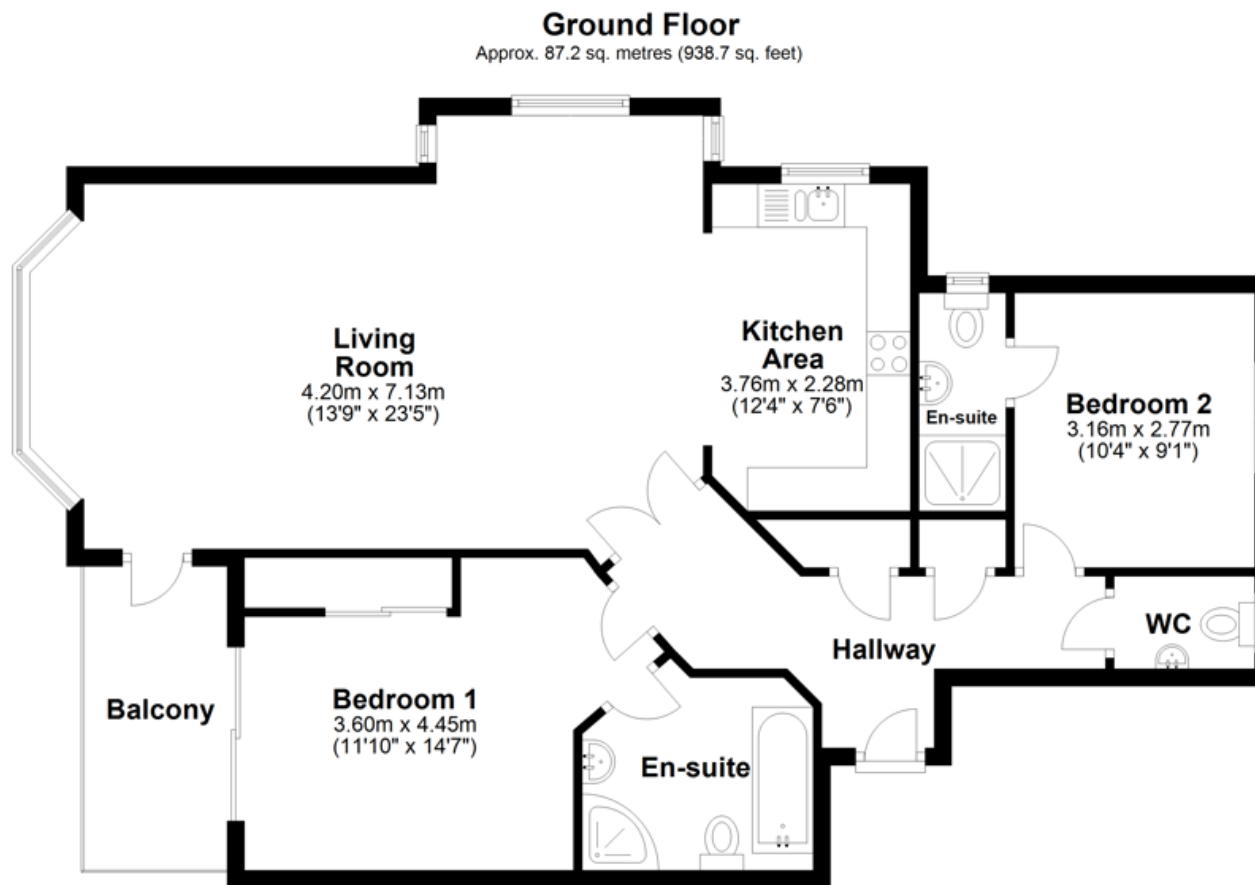
Tenure: Share Of Freehold. For Further Information Please Contact The Selling Agents.

## DIRECTIONS

From Barnstaple head to Bideford on the A39 crossing the Torridge Bridge. Proceed straight across the next roundabout. At a set of traffic lights, turn right signposted Westward Ho! After passing a new housing development on your left at a crossroads turn left into Cornborough Road. Then turn right into Stanwell Drive following the road around to your right to Lundy Court.

*At John Smale & Co we don't just sell houses!  
Contact us now for information on all of our other services including Auctions, Commercial Property and Market leading independent financial advice.*





Produced by Energy Performance Services for Identification purposes only.  
Plan produced using PlanUp.

**19 Stanwell Drive**

Any representation made by John Smale & Co Estate Agents, whether orally or in writing made in reference to these particulars, or prior to them being produced is believed to be correct, but its accuracy is not guaranteed, and it should not be relied on. Any areas, land plans, measurements, distance, or orientations are given in good faith but approximate only. The property, its services, appliances, fixtures, and fittings have not been surveyed or tested by John Smale & Co Estate Agents. Any reference to any property alterations is not a statement that any necessary planning, building regulations or other consent has been granted. The agents advise buyers to instruct their chosen solicitors, surveyors, or any other relevant property professionals to clarify any matters concerning the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<small>EU Directive 2002/91/EC</small> <b>England, Scotland &amp; Wales</b>		





