



483 Kingsley Park
Westward Ho!, Bideford, Devon EX39 1UG

Price Guide £165,000

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ESTATE AGENTS & VALUERS

A 2-bedroom mid-terraced bungalow with conservatory, parking and beautifully maintained gardens, within a lovely tucked away position close to The Royal North Devon golf course. Although this property is currently lived in on a full-time basis by the current owner, it would also make an ideal lock up and leave holiday home.

Westward Ho! is a popular seaside resort famous for its pebble ridge and long promenade, along with approximately three miles of lovely sandy beach. Behind the pebble ridge lays Northam Burrows Country Park, and The Royal North Devon Golf Club. Local amenities in the centre of Westward Ho! offer a good range of shopping facilities, restaurants, cafés and public houses. A regular bus service runs to the port and market town of Bideford (approx. 2 miles) where a wide range of shopping, banking and recreational facilities can be found. The A39 North Devon Link Road provides access to the regional centre of Barnstaple and beyond to the national motorway network.

Accommodation Briefly:

Open Plan Lounge/Dining Room
16'2 x 11'10

Kitchen
8'8 x 6'7

Bedroom 1
11' x 9'4

Bedroom 2
7'9 x 6'7

Conservatory
12'11 x 7'8

Shower Room

Outside

The property stands within its own manageable but beautifully stocked garden to the front as well as an extra plot of land directly opposite the property that offers additional garden and parking space – currently host to 3 timber sheds.

A private driveway (directly in front of the property) provides off-road parking.

Services: Mains electric and water. Part uPVC double glazing. Electric heating.

Energy Performance Certificate: E

Council Tax Banding: A

Directions At the A39, Heywood Road roundabout continue straight across signposted towards Northam and Westward Ho! Turn right into Northam following the signposts into the village. Upon reaching

The Square, continue onto Sandymere Road. Take the third left hand turning into Golf Links Road then third left into Kingsley Park. Continue to the far end of the road and follow it as it bears right. Continue to the far end of the cul-de-sac and 483 appears on the left with parking directly in front.

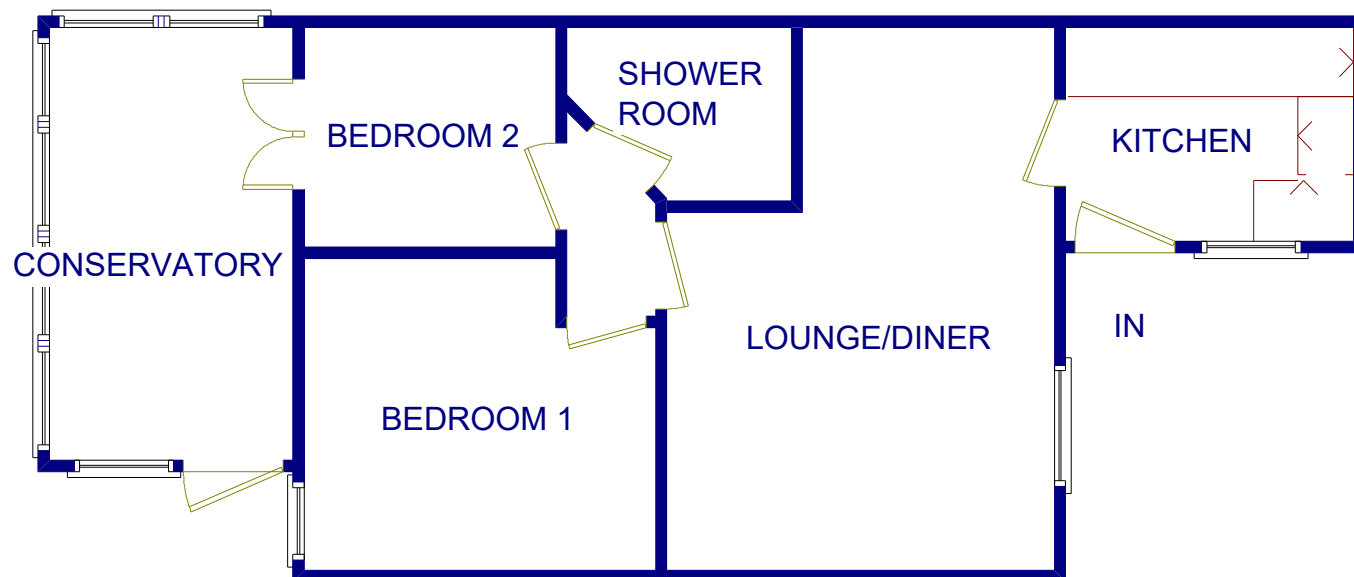


Area within red-line - included with the property



NOT TO SCALE

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