



**BRIGHTS**  
ESTATE AGENTS



**3 KENWITH CASTLE GARDENS, ABBOTSHAM, BIDEFORD. EX39 5BE  
GUIDE £240,000**

A fine semi-detached two bedroom retirement bungalow offering extremely comfortable living accommodation which enjoys a pleasant southerly aspect. Occupying a fabulous setting within the beautifully landscaped grounds of Kenwith Castle Residential Home.



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Kenwith Castle Gardens is a most desirable retirement development set within acres of private grounds to Kenwith Castle, once a private country estate but now a premier residential care home. Being situated on the outskirts of the pretty village of Abbotsham which offers a fabulous village tavern, church and junior/infants school. Within a mile or so is the seaside resort of Westward Ho! with its long sandy beach and adjoining championship golf course. Located within 2 miles or so is Port and Market town of Bideford and also handily placed to access the North Devon Link Road allowing ease of communications to North Devons principle town of Barnstaple (approx. 10 miles) and the M5 just north of Tiverton (approx. 45 miles).

**SERVICES:** All mains services. Underfloor heating system with rooms having individual thermostatic controls.

**COUNCIL TAX:** Band B.

**TENURE:** The property is Leasehold with the balance of a 999 year lease as from 2024. There is a Service Charge which is currently £308 per month which includes the maintenance of the communal grounds, use of the Service Centre and a personal alarm (depending on the time of day will depend on whether this will come from on site or remotely). There is no ground rent to pay and you also receive 1 Hour and 15mins free care/assistance.

**AGE RESTRICTION:** At least 1 occupant has to be aged 65 years or over.

**AGENTS NOTE:** Purchasers are required to organise their own building and contents insurance. Also when the property is sold the vendor is required to pay 1.8% commission, of the sale price, to Care South. Dogs are permitted but written consent is required and certain breeds will not be allowed.

**DIRECTIONS TO FIND:** From Bideford Quay proceed in a northerly direction to the A39 Heywood Road roundabout turning left as signposted to Bude. After approximately half a mile take the first turning right as signposted to Westward Ho! after which take the first left and within a short distance the entrance to Kenwith Castle will be found on the left-hand side. Follow the road in front of Kenwith Castle and once in Kenwith Castle Gardens park within the carpark and follow the signs to the desired number.

The accommodation is at present arranged to provide (measurements are approximate):-

UPVC double glazed door into: **ENTRANCE HALL:** Door into large storage locker with room for mobility scooter. Shelved air cupboard and vinyl flooring. Hatch to loft space.

**LIVING ROOM:** 4.87m x 4.03m Central Stone effect electric fire place, built-in shelves cupboard and fitted carpet.

**KITCHEN/DINING ROOM:** 4.50m x 3.87m Working surface incorporating single drainer one and a half bowl stainless steel sink unit with tiled splashback, four ring electric hob with extractor over. Eyelevel microwave oven with separate oven below. Attractive blue coloured cupboards and drawers with white wall units. Double glazed French doors out onto patio area. Vinyl flooring and fitted carpet.

**BEDROOM ONE:** 4.85m x 3.15m Mirror fronted sliding door wardrobes and fitted carpet. **ENSUITE:** Bath with tiled splashback and shower mixer taps fitted, low-level WC and wash basin with tiled splash back. Extractor fan and vinyl flooring.

**BEDROOM TWO:** 3.20m x 3.14m Fitted carpet and built-in wardrobe.

**SHOWER WET ROOM:** Easy access shower area with overhead showerhead fitted, low-level level dual flush WC and wash basin with tiled splash back. Chrome ladder style radiator, extractor fan and vinyl flooring. Large double door fronted cupboard with a 4 year old wall mounted Worcester gas fired boiler (serviced annually) plus space and plumbing for washing machine.

**OUTSIDE:** To the rear of the property is a low maintenance garden area with patio and stone chippings. Ideal space for outdoor bistro set and bin storage. Cold water tap.



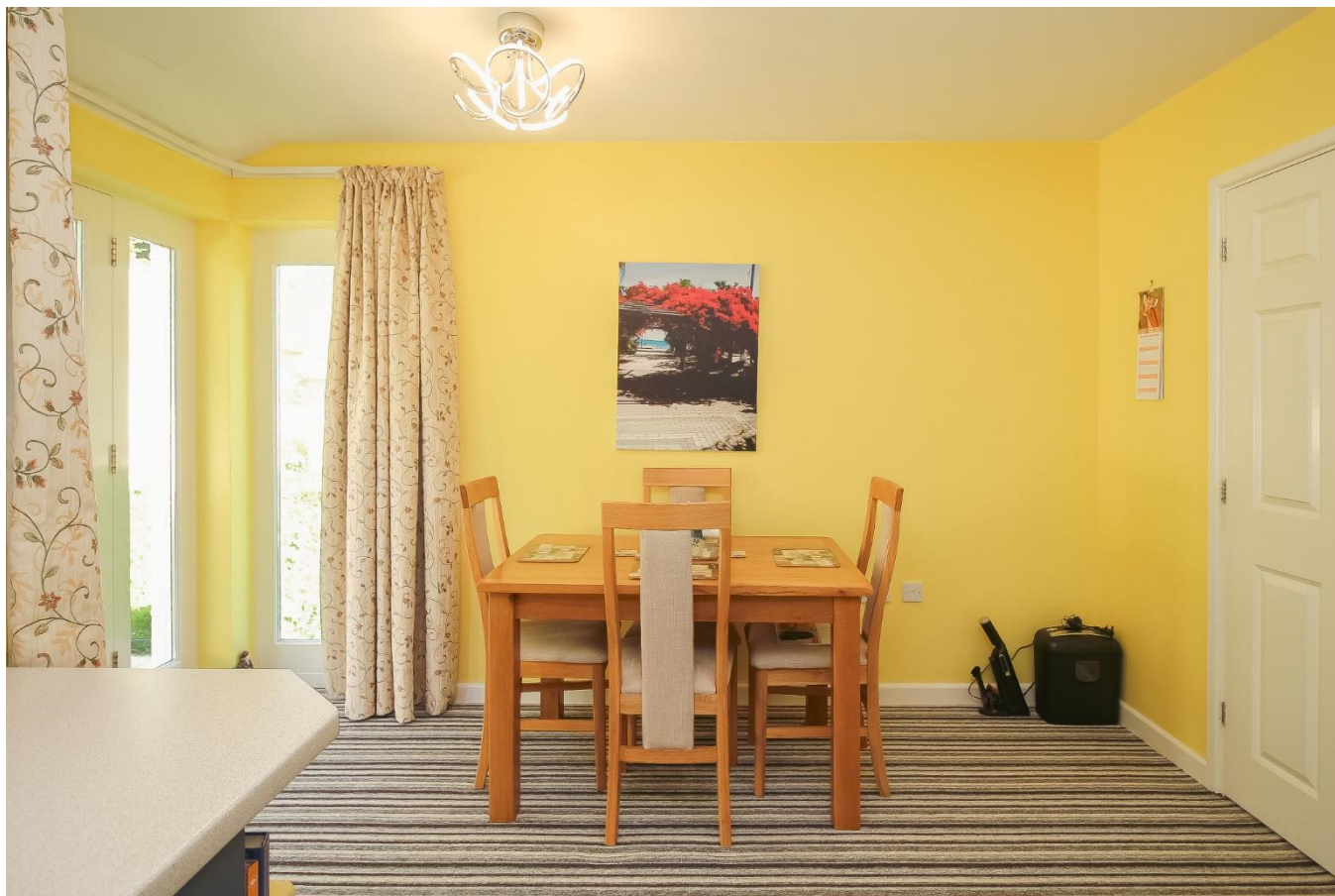
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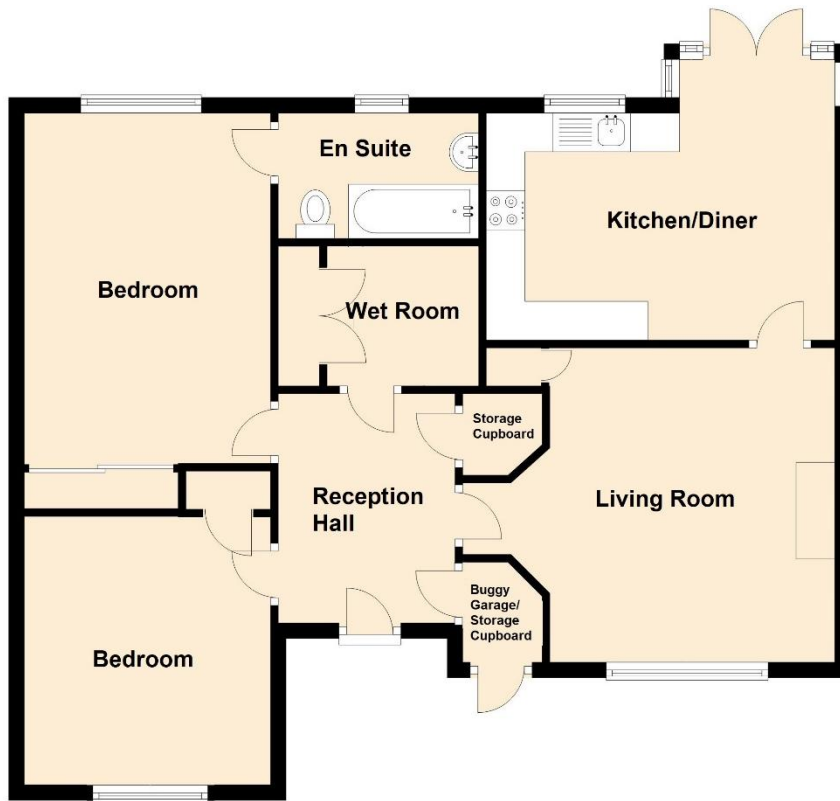
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**NOT TO SCALE – FOR IDENTIFICATION ONLY**

**CONSUMER PROTECTION ACT FROM UNFAIR TRADING REGULATIONS 2008** – The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check availability of any property and make an appointment to view before embarking upon any journey to see a property.

The accuracy of these particulars is not guaranteed nor do they form part of the Contract.  
Applicants should verify details by personal examination and enquiry.

**ANTI MONEY LAUNDERING REGULATIONS** - It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your co-operation in this matter to ensure there is no unnecessary delay in agreeing your purchase, subject to contract. We will inform you of the process once your offer has been accepted subject to contract.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		90
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Chartered Valuation Surveyors, Estate Agents and Auctioneers. Est. 1982

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