



Bond
Oxborough
Phillips

Changing Lifestyles

525 Kingsley Park
Westward Ho
Bideford
Devon
EX39 1UG

Asking Price: £180,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

525 Kingsley Park, Westward Ho, Bideford, Devon, EX39 1UG

A CHARMING BUNGALOW OFFERED FOR SALE WITH NO ONWARD CHAIN



- 2 Bedrooms
- Bright Living / Dining Room
 - Well-equipped Kitchen
- Enclosed rear decked garden with rear access
 - 2 private parking spaces
- Easy, level walk to village centre, shops, pubs & beach
- This property would make an excellent choice for a couple or individual seeking a low-maintenance home close to village life



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Situated on the ever-popular Kingsley Park development in Westward Ho!, this delightful 2 Bedroom bungalow offers a rare combination of convenience, comfort and coastal lifestyle. Perfectly positioned just a short, level walk from the vibrant village centre, residents can enjoy a fantastic range of local amenities including welcoming pubs, stylish bars, independent restaurants and the famous village green - a lively community hub that comes alive in summer with music and events.

The property enjoys the distinct advantage of 2 allocated parking spaces directly to the front, as well as a useful front courtyard that provides handy outdoor storage space for bikes, bins or garden equipment. A large wooden storage cupboard is also included in the sale.

Inside, the well-equipped Kitchen offers a range of modern wall and base units with rolltop work surfaces, a 1.5 bowl sink and drainer, built-in ceramic hob and double oven, and space for a fridge, freezer and washing machine. A useful airing cupboard houses the hot water tank and the property benefits from efficient electric radiator heating. The spacious Living / Dining Room is filled with natural light from a large front window, offering plenty of space for both relaxation and entertaining.

The Main Bedroom is a comfortable double, enjoying views over the fully enclosed raised decked rear garden - a peaceful and private spot to unwind or enjoy a morning coffee. There is also pedestrian rear access for added convenience. The Second Bedroom, while smaller, makes an ideal guest room, study or dressing area, with direct access to the rear garden. The Bathroom is fully tiled and fitted with a close couple WC, a pedestal wash basin with mixer tap and a bath with electric shower over.

Available for sale with no onward chain, this charming bungalow would make an excellent choice for a couple or individual seeking a low-maintenance home close to village life, with the rare bonus of 2 parking spaces. Early viewing is highly recommended to appreciate all this lovely home has to offer.

Council Tax Band

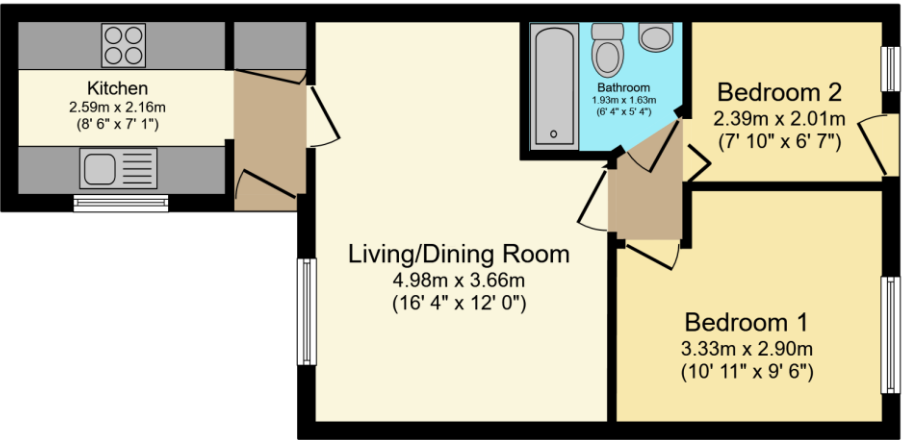
A - Torridge District Council



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Floor Plan
Floor area 43.4 sq.m. (467 sq.ft.)



Directions

From Bideford Quay proceed towards Northam bypassing the village and continue onto Atlantic Way. Take the right hand turning onto Beach Road. At the junction with Golf Links Road, turn right and take the second right hand turning into Kingsley Park. Continue on this road following it around to the right to where number 525 will be found on your left hand side.

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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