



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

520 Kingsley Park  
Westward Ho  
Bideford  
Devon  
EX39 1UG

**Fixed Price: £229,500 Freehold**



Changing Lifestyles

01237 479 999  
bideford@boproperty.com

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

## A DELIGHTFUL DETACHED BUNGALOW ENJOYING A SECLUDED POSITION



- 2 double Bedrooms
- Spacious Living Room
- Well-equipped Kitchen
- Contemporary Shower Room
- Generously sized Conservatory - perfect for enjoying views of the sunny rear garden
- Allocated parking space in close proximity
  - Located within close proximity to the enchanting Northam Burrows Country Park, the Royal North Devon Championship Golf Course & the vibrant village of Westward Ho!



Westward Ho! is a village, lying north of Bideford and west of Appledore. There are many country walks around the village and the outlying areas, including the popular Northam Burrows, Appledore Quay and the nearby Westward Ho! Beach. Originally called Bideford Quay, it was named Westward Ho! after Charles Kingsley's book of the same name. Nowadays, it's a bold mix of the old and the modern. It's a popular spot with families that return year on year. Surfers and horse riders love the long sandy beach.

Local amenities include newsagents, mini supermarkets, take-aways and a post office. There's also a primary school, health and dental centre and a number of churches in the area. Northam also has a decent public swimming pool and gym too.



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Nestled in an exclusive location, highly sought after by home buyers, this delightful 2 Bedroom detached bungalow offers both tranquillity and privacy with its secluded positioning at the front and back.

Step into the bungalow and be greeted by a tastefully presented interior showcasing a spacious Living Room that invites relaxation and comfort. The well-equipped Kitchen provides everything you need for culinary endeavours while the 2 double Bedrooms offer ample space for rest and rejuvenation. The attractive contemporary Shower Room adds a touch of modern elegance to the home.

Adding to its appeal, a generously sized Conservatory serves as a versatile space - perfect for basking in natural light and enjoying picturesque views of the sunny rear garden.

Convenience is key, and this property boasts an allocated parking space in close proximity, ensuring ease of access for residents and visitors alike.

Nature enthusiasts will be delighted by the property's close proximity to the enchanting Northam Burrows Country Park - a haven for wildlife and a paradise for leisurely walks amidst nature's beauty. Golf enthusiasts will find themselves at the doorstep of the prestigious Royal North Devon Championship Golf Course - offering endless opportunities to perfect their swing.

Furthermore, the vibrant village of Westward Ho! is just a leisurely walk away - providing access to the inviting beach and a wide range of local amenities. For everyday conveniences, the self-contained village of Northam is

conveniently located nearby, ensuring hassle-free daily errands.

Whether you're seeking a permanent residence, a holiday home or an investment opportunity, this versatile bungalow caters to all your needs and aspirations. Don't miss the chance to make this property your own. Contact us today to arrange a viewing and discover the possibilities it holds.

### Entrance Hall

UPVC double glazed front door off. Coved ceiling, tiled flooring. Glazed door to Living Room.

### Living Room - 13' x 12'9" (3.96m x 3.89m)

Multi-fuel burner on a slate hearth. 2 night storage heaters. Coved ceiling, fitted carpet, TV point. UPVC double glazed windows overlooking the front garden and property side.

### Kitchen - 10'5" x 7'3" (3.18m x 2.2m)

Fitted with attractive cream shaker-style base and wall cupboards. 1.5 bowl stainless steel sink and drainer. Built-in double oven and hob with extractor canopy over. Space and plumbing for washing machine and dishwasher. Space for fridge / freezer. Tiled flooring, coved ceiling. UPVC double glazed door and window to Conservatory.

### Inner Hall

Hatch access to loft space. Fitted carpet.

### Bedroom 1 - 13'4" x 11'9" (4.06m x 3.58m)

UPVC double glazed window overlooking property front. Coved ceiling, fitted carpet.

## Changing Lifestyles

### Bedroom 2 - 8'10" x 8'11" (2.7m x 2.72m)

UPVC double glazed window overlooking the rear garden. Coved ceiling.

### Shower Room - 6'2" x 6'5" (1.88m x 1.96m)

3-piece suite comprising large double shower enclosure, wash hand basin and dual flush WC. Extractor fan, heated towel rail, tile effect flooring. UPVC obscure double glazed window.

### Conservatory / Dining Room - 10'7" x 10' (3.23m x 3.05m)

A spacious and attractive addition to the property with UPVC double glazed French doors and UPVC double glazed door to opening to garden together with UPVC double glazed windows providing a good outlook over the garden. Wood effect flooring. Power and light connected.

### Outside

To the front of the property is an easy to maintain garden with chippings and a pathway leading to the front door.

The front garden provides a good degree of privacy for the property.

A side access gate leads around to the rear garden which is of a good size and has a lovely lawn, a patio and a Garden Shed, the whole being enclosed with fencing and enjoying a south-facing aspect.

Within close proximity of the property is an allocated and marked parking space.

### Council Tax Band

B - Torridge District Council

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## 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.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

### 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 passing the first right hand turning and, as the road narrows, bear to your right and park in an available space. One of our agents will meet you here and lead you to the property.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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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