

GROUND FLOOR  
795 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA: 795 sq ft. (73.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Spacious 2 Bedroom Bungalow

6 Kenwith Castle Gardens Abbotsham, Bideford, EX39 5BE

**£250,000**

- Situated In The Popular Kenwith Castle Gardens
- Beautiful Picture, Perfect Gardens
- Allocated parking
- Offered to the over 65's Only
- Wildlife & Interesting Surroundings
- 2 Spacious Bedrooms (1 En-suite)
- Strong Community & Optional Get-togethers

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## Room list:

**Entrance Hall**

**Buggy Store**

**Lounge**

4.88m x 4.27m (16 x 14)

**Kitchen Diner**

4.55m x 3.71m (14'11 x 12'2)

**Bedroom 1**

5.28m x 3.20m (17'4 x 10'6)

**Ensuite**

**Bedroom 2**

3.58m x 3.18m (11'9 x 10'5)

## Overview

A well located two bedroom bungalow sat within the pretty, mature and well maintained gardens of Kenwith Castle. Enjoy these extensive picturesque surroundings and beautiful 30 acre gardens but without lifting a finger.

The bungalow itself comprises of two spacious bedrooms, the principal bedroom has a ensuite bath room, both are good size double proportion bedrooms. There is a well equipped wet room with white suite. Plenty of built-in storage including the very handy buggy room.

The lounge is a particularly good size which flows to the kitchen which is situated at the rear of the bungalow, this creates a rather nice flow to the property. The kitchen has double doors that lead onto the rear garden and immediate patio perfect for your morning coffee or alfresco dining. The kitchen itself has a range of built-in storage and integral appliances which have recently been tested by the current owners.

The rear garden is very low maintenance and fully enclosed perfect for visiting grandchildren or pets. Backing onto Woodlands it is a haven for wildlife, from the kitchen you can sit and watch the world go by.

The property is well situated within the pretty gardens of Kenwith Castle which is very accessible from the A39. The castle offers many handy amenities. Westward Ho is only moments away with a range of shops, restaurants, seaside eateries, superstores, church and a large expense sandy beach perfect for those that want a brisk morning walk or Sunday stroll.

## Outside

The castle itself is a short walk from the property. The residents' association is an active community with lakeside functions and optional group gatherings and coffee mornings. The castle grounds are home to many residents some with wings, beaks and feathers, and is pretty and interesting for visitors of all ages.

The property benefits from mains electricity (EICR 2021) and a regularly serviced gas boiler along with mains water and fibre broadband. There is a service charge of £259.40 per month, reviewed annually in June of each year. More about this can be seen in the Care South management pack.

Ground rent is £200 per year. Tenure is leasehold – 999 year lease.

## Services

All mains connected

## Council Tax band

B

## EPC Rating

C

## Tenure

Leasehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on  
01237 879797

