



2 Bed Detached Bungalow

26 Kenwith Castle Gardens, Abbotsham, Bideford, EX39 5BE

Guide Price

£325,000

- Large 2 DOUBLE Bedroom Bungalow
- 2 Bathrooms (1 En-suite & 1 Wheelchair Accessible)
- Corner Plot
- Parking Opposite
- Views Across The Gardens
- Large Lounge / Open Plan
- No Onward Chain
- MUST BE VIEWED

Directions

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 itself follow the road around to the right and the bungalow will be found within a short distance directly in front of you on the corner plot with parking in front.

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A highly unique opportunity to purchase a 2 double bedroom (main en-suite) detached bungalow with stunning views of the surrounding grounds of Kenwith Castle. Available no onward chain.

Built by Chichester Homes a reputable local builder in 2007, Number 26 is located in its own corner plot with parking opposite. With a larger than usual lounge with floor to ceiling windows that create a light and inviting spot to enjoy watching the world go by.

Contract papers have been negotiated to include a 999 year lease. AGE RESTRICTION: At least 1 occupant has to be aged 65 years or over.

Stepping inside you have a large entrance hall with underfloor heating through most of the ground floor. Off to the left you have the large wrap around lounge which then flows nicely into the kitchen dining room. An innovative design which creates a social open plan living space but also allows you to enclose the kitchen if needed.

The kitchen itself has a range of built in storage cupboards, plenty of preparation space and integral appliances. A perfect spot for those of you that enjoy hosting or having family around.

The dining area has double doors that lead rather nicely onto the decked area with new railings. Being located at the far corner of the grounds you have a private position on the development with views down towards the lake.

Both bedrooms are double in size, the principal bedroom is a particularly good-sized room with its own en-suite bathroom and built in storage. The second bedroom, again a double, would make a perfect room for guests.

The wet room is fully accessible and equipped with a modern white suite with a large cupboard space that has enough room and plumbing for stacked white goods making a handy utility area.



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 interesting for visitors of all ages.

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 about £200 per year. Tenure is leasehold – with a new 999 year lease. The property has ability for Fibre Broadband.

The property is well situated within the pretty gardens of Kenwith Castle which is very accessible from the A39. The castle offers many amenities, including The Pavilion for meeting other residents or family for coffee, or to buy some groceries. Westward Ho is only moments away with a range of shops, restaurants, seaside eateries, superstores, church and a large expanse of sandy beach perfect for those that want a brisk morning walk or Sunday stroll.

Room list:

Entrance Hall

Buggy / Storage Room

Lounge

4.44m x 4.01m (14'6" x 13'1")

Dining Area

3.05m x 2.54m (10'0" x 8'3")

Kitchen

2.77m x 2.69m (9'1" x 8'9")

Bedroom 1

4.65m x 3.18m (15'3" x 10'5")

En-suite

Bedroom 2

3.58m x 3.18m (11'8" x 10'5")

Shower Room

1.75m x 1.73m (5'8" x 5'8")

Services

All mains connected

Council Tax band

B

EPC Rating

TBA

Tenure

Leasehold - 999 yrs.

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple - Lettings branch on

