



537 Kingsley Park  
Westward Ho!, Bideford, Devon EX39 1UG

Price Guide £275,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS

A unique opportunity! A three bedroom detached bungalow, superbly presented throughout - tucked away in a quiet cul-de-sac position and within walking distance of the burrows, golf course and Westward Ho! with distant sea views to the front. This property is currently used as a second home and a very successful holiday let and could be sold with the benefit of on-going bookings if desired.

The bungalow has been totally modernised, extended and extremely well-maintained by the current owners including the addition of a conservatory and the inclusion of PVCu windows, boards and guttering. The garden is either shingled or paved with some lovely borders, full of flowers and shrubs plus the rear garden enjoys a delightful sunny aspect to the rear with patio areas for dining/enjoying the sun.



537 Kingsley Park is 10 minute level walk to the village centre of Westward Ho! – which is a popular seaside resort famous for its pebble ridge and long promenade, along with approximately three miles of lovely sandy beach. Behind the pebble ridge lays Northam Burrows Country Park, and The Royal North Devon Golf Club. Local amenities in the centre of Westward Ho! offer a good range of shopping facilities, restaurants, cafés and public houses. A regular bus service runs to the port and market town of Bideford (approx. 2 miles) where a wide range of shopping, banking and recreational facilities can be found. The A39 North Devon Link Road provides access to the regional centre of Barnstaple and beyond to the national motorway network.

**Outside:** To the front of the property there is a shingled garden providing a very pleasant sitting area to enjoy the distant sea views. Footpath to front door and side access to rear garden. The rear garden is South facing and for ease of maintenance has been paved and is on 2 levels with plenty of areas to sit. Fully enclosed by high hedge to the rear and fencing to the sides giving a great deal of privacy. There is a small shed for storage and direct access from the conservatory (which has been re-built in the last few years).

**Services:** Mains electric and water. Electric heating.

**Energy Performance Certificate:** E

**Council Tax Banding:** B

**Directions:** From Bideford proceed towards Northam over the Heywood Roundabout on the A39, following the signs to Westward Ho! and Appledore. Take the turning right into Northam Village and on reaching the square with the post office on your right hand side, take the right hand turning into Sandymere Road. Then take the fourth left hand turning into Gold Links Road. Kingsley Park will be found at the third

turning on the left hand side, continue along this road past the bowling green as the road bears round to the right there is a concealed driveway on the left, next to No.544, which leads to a parking area and in turn 537 Kingsley Park.





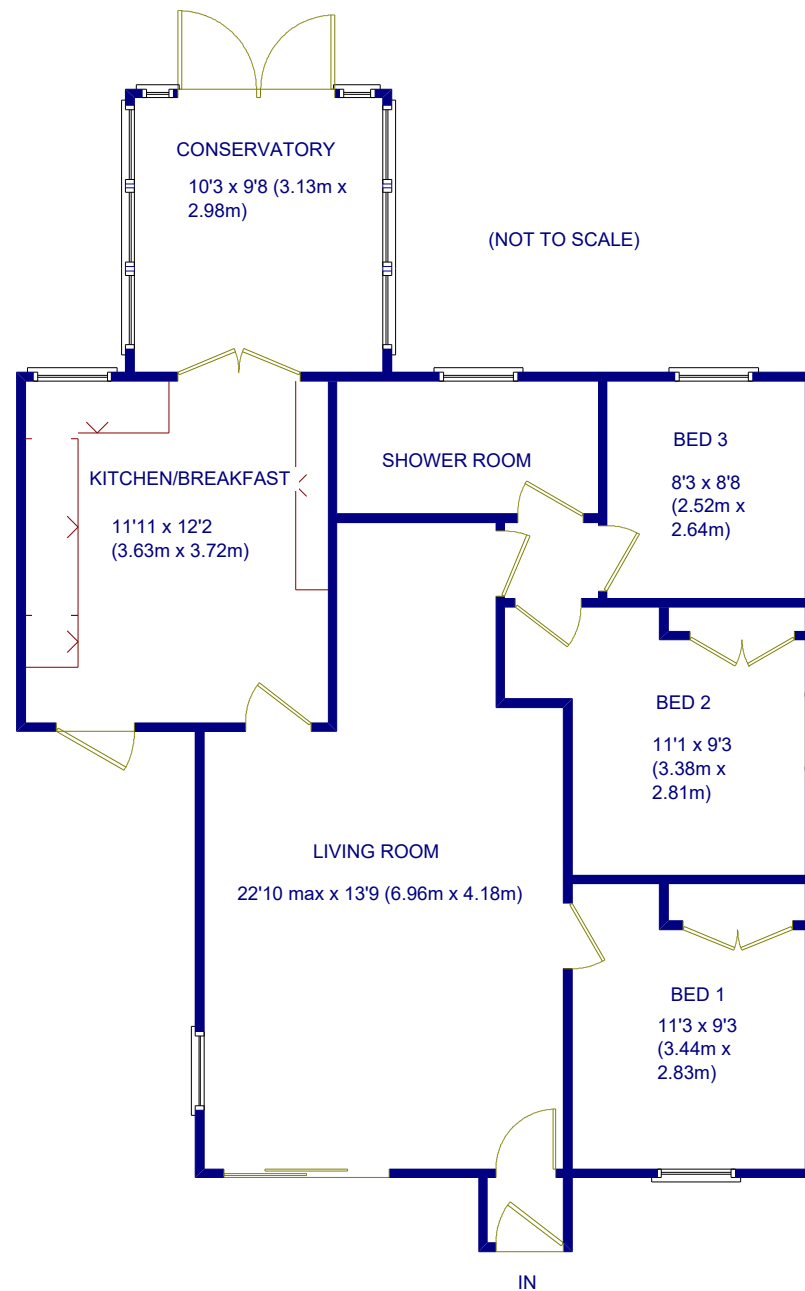
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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

