

# Regency

ESTATE AGENTS



**542 KINGSLEY PARK, WESTWARD HO! EX39 1UG O.I.R.O £260,000**

A 3 bedroom detached bungalow in sought-after Westward Ho!, featuring a spacious lounge with garden and coastal outlook, modern kitchen opening to a conservatory, large front garden and a low-maintenance south-facing rear garden. Ideally located close to the beach, amenities & transport links.

regencyestateagents.com | info@regencyestateagents.com 01237 422433

Situated in a popular location, 542 Kingsley Park is a well-presented 3 bedroom detached bungalow offering comfortable living, just a short distance from the stunning North Devon coastline, local amenities & transport links.

The property features a spacious lounge with a pleasant outlook across the gardens out towards the distant coastline. A modern kitchen flows seamlessly into a conservatory, which is currently utilised as a bright & airy dining space

The 3 bedrooms are complemented by a well-appointed shower room whilst the home benefits from uPVC double glazing, electric heating and clear air ventilation system.

Externally, the bungalow enjoys a good-size garden designed for ease of maintenance, featuring artificial turf and patio area, complemented by resin pathways. A summer house provides a pleasant retreat, while useful storage sheds add practicality. To the rear, a small south-facing courtyard offers an additional private outdoor seating space.

The property also offers off-road parking and enjoys a convenient position within walking distance of the beautiful Northam Burrows Country Park, the famous Pebble Ridge, and the expansive sandy beach that makes the area so sought after.

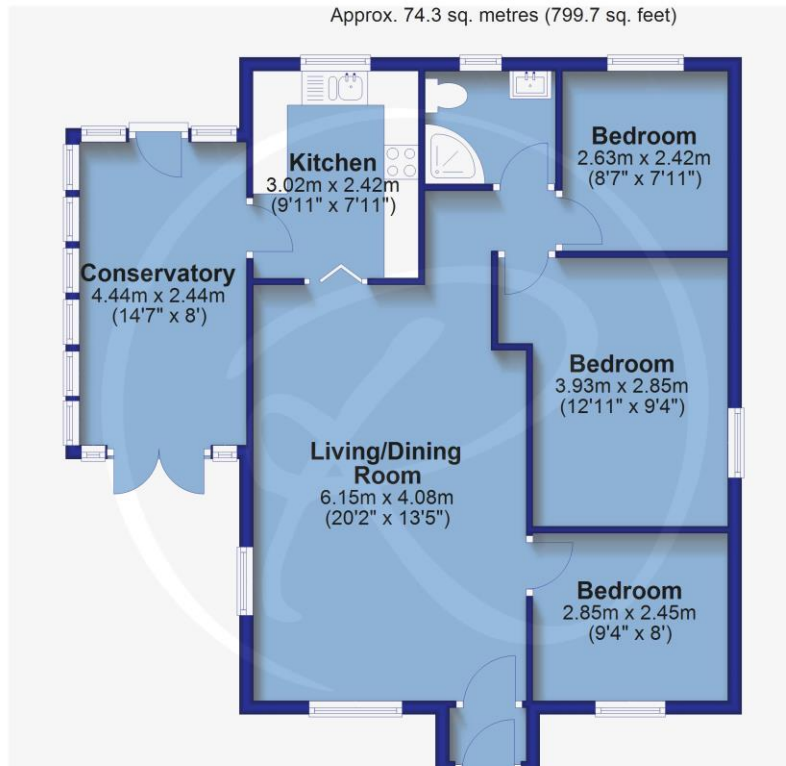
**Services:** Mains electricity, water & drainage

**Energy Performance Certificate:** F (30)

**Council Tax:** BAND B (£2,036.41 per annum)



Approx. 74.3 sq. metres (799.7 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

Office Address

24 The Quay, Bideford, EX39 2EZ

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