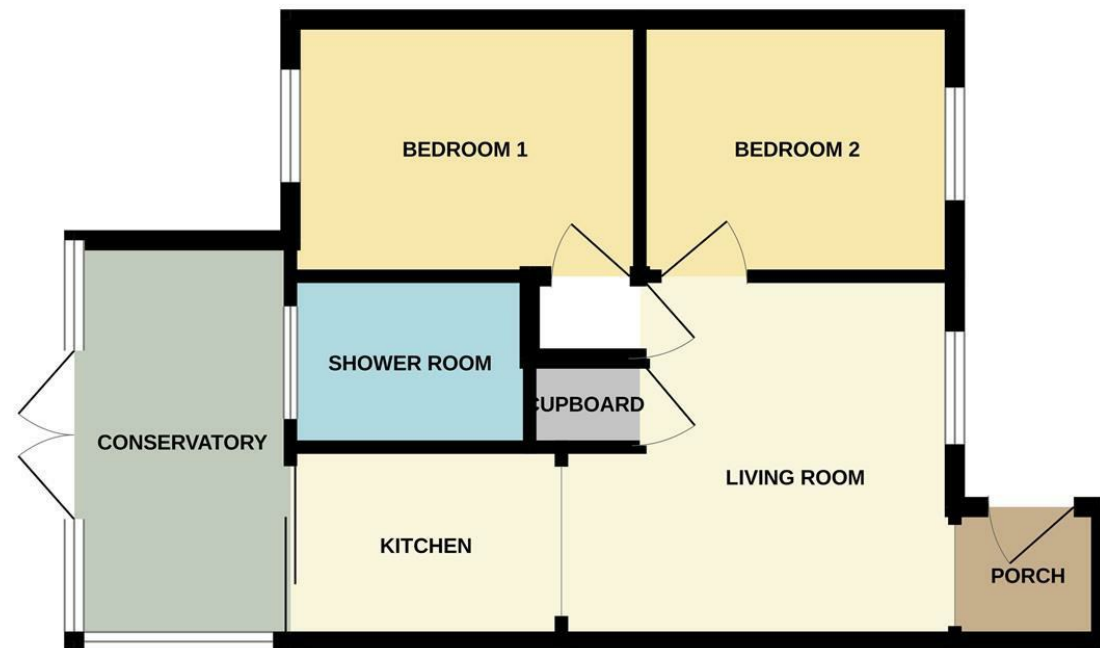


GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 435 sq.ft. (40.4 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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7 Kala Fair

Westward Ho!, Bideford, Devon EX39 1TX

Offers In Excess Of

£160,000

- Modern Mid-Terraced Bungalow
- Conservatory
- Owned Solar Panels
- PVC Double Glazing
- Front and Rear Gardens
- Electric Heating
- Two Bedrooms
- Communal Parking
- No Onward Sales Chain

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Kala Fair is a small and attractive development of modern bungalows and apartments, ideally positioned to provide easy, level access to a range of local amenities, including Westward Ho! seafront, Northam Burrows and the prestigious Royal North Devon Golf Club.

The bungalow benefits from PVC double glazing and electric heating, together with recently installed solar panels which enhance the property's energy efficiency. Offered to the market with NO ONWARD SALES CHAIN, Phillips Smith & Dunn, as selling agents, strongly recommend an early viewing. The property would make an excellent first-time purchase, retirement home, holiday retreat or investment opportunity.

The accommodation briefly comprises an entrance porch with useful storage, opening into a bright open-plan living room and kitchen. The kitchen is fitted with a range of units and incorporates an integral oven and hob, with additional space for appliances. From the living area, a PVC double-glazed conservatory enjoys an outlook over the rear garden and provides a pleasant additional living space.

An inner hallway, with access to the loft space, leads to two bedrooms and a well-appointed shower room fitted with a modern three-piece suite.

To the front of the bungalow is an area of lawn leading to an enclosed garden, approached through a wrought-iron entrance gate and along a gravelled pathway. This leads to a brick-paved patio area, providing an ideal space for outdoor seating, with a useful timber garden store situated adjacent. A communal parking area is conveniently located just a few steps from the property. The rear garden enjoys a high degree of privacy and is fully enclosed. Designed with ease of maintenance in mind, it is predominantly gravelled and also benefits from a small potting shed/store.

AGENTS' NOTE: Since the preparation of the current EPC, solar panels have been installed at the property and would be expected to improve its existing energy-efficiency rating. The solar panels are owned with the property and provide the benefit of reduced electricity costs together with an additional income stream. Further details are available from the selling agents.

Services

Mains Electric Water and Drainage

Council Tax band

A

EPC Rating

D

Tenure

Freehold

Viewings

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



Situation

Westward Ho! is a highly sought-after coastal village in North Devon, renowned for its long, golden Blue Flag beach, iconic pebble ridge and the Royal North Devon Golf Club. The village offers a good range of everyday amenities, while the nearby port and market town of Bideford, situated on the banks of the River Torridge, provides an excellent selection of shops, schools and leisure facilities.

The picturesque former fishing village of Appledore, with its characterful narrow streets and attractive quayside, is also just a short drive away. Further afield, Barnstaple, North Devon's regional centre, offers extensive shopping, business and commercial facilities. The A361 provides convenient access to Junction 27 of the M5 and onward connections to the national motorway network.



Room list:

Entrance Porch

Open Plan Living Room/Kitchen

3.35m x 3.25m minimum + 2.57m x 1.70m (11' x 10'8" minimum + 8'5" x 5'7")

Conservatory

3.56m x 1.93m (11'8" x 6'4")

Bedroom 1

2.87m x 2.87m (9'5" x 9'5")

Bedroom 2

2.87m x 2.26m (9'5" x 7'5")

Shower Room