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GROUND FLOOR
913 sq.ft. (84.8 sq.m.) approx.

TOTAL FLOOR AREA : 913 sq.ft. (84.8 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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Directions

From Bideford Quay front, depart North out of the town. At the Heywood Roundabout, take the first exit off the roundabout to travel west on the A39. Travel for just over ¾ of a mile and take a right turn at the traffic lights. After the traffic lights head north on Buckleigh Road for about 350 yards and turn left (signposted Kenwith, Abbotsham). Travel along this road for approximately 500 yards and the entrance to Kenwith Castle is on the left. Follow the directional signage to number 4 Kenwith Castle Gardens.

Looking to sell? Let us value your property for free!

Call 01237 879797

or email bideford@phillipsland.com

Detached Retirement Bungalow

4 Kenwith Castle Gardens Abbotsham, Bideford, EX39 5BE

Guide Price

£278,000

- Detached Modern Retirement Bungalow
- Gas Fired Heating
- Southerly Facing
- No Onward Sales Chain!
- Two Bedrooms
- Double Glazed
- Within Grounds of Nursing Home
- Two Bath/Wet Rooms
- Ample Storage
- Parking Facility

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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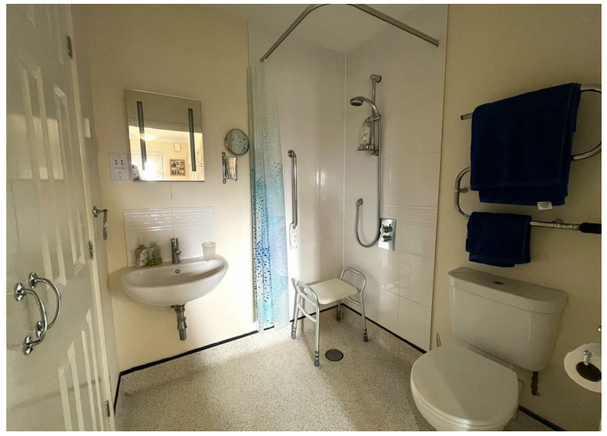

4 Kenwith Castle Gardens is a well-presented, modern, detached, southerly-facing retirement bungalow within the delightful grounds of Kenwith Castle Nursing Home. The bungalow has been designed to emphasise ease of maintenance and energy efficiency, offering low running costs and benefiting from UPVC double glazing, part of which was recently installed in 2024.

Occupancy, like all the units on this development, is restricted so that at least one occupier is over 65 years of age.

The accommodation briefly comprises an open-fronted entrance porch leading into a spacious entrance hall, which provides access to three of the principal rooms. At the front of the bungalow is a bright and generous sized living room, featuring a fireplace and southerly-facing rural views across rooftops. This room opens to a good-sized dining area with double doors to outside and connects to the fitted kitchen via sliding doors. The kitchen is well appointed and offers ample storage, an integral oven and hob, and space for additional appliances.

Also off the entrance hall is the master bedroom, which benefits from ample circulation space, fitted wardrobes and an en-suite bathroom. The second bedroom is located at the front of the bungalow and includes a storage cupboard. There is a well-appointed wet room with a useful utility cupboard housing laundry facilities and the gas boiler. The entrance hall also provides access to the buggy store, which has its own external entrance.

Kenwith Castle Gardens is situated on the outskirts of the highly sought-after village of Abbotsham, home to the renowned 'The Thatched Inn'. A short drive away is the popular coastal village of Westward Ho!, offering a range of local amenities, a long golden sandy Blue Flag beach with an adjoining pebble ridge, and the Royal North Devon Golf Club. The working port and market town of Bideford, located on the banks of the River Torridge, is also nearby and provides an excellent range of amenities. Approximately 20–25 minutes' drive away is Barnstaple, North Devon's regional centre, which hosts the area's primary shopping, business, and commercial facilities.

Services

All Mains Services Available

Council Tax band

C

EPC Rating

C

Tenure

Leasehold

Viewings

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

Outside

The bungalow stands within the delightful landscaped grounds of Kenwith Castle Nursing Home. Located to the front of the property is a paved patio area, ideal for pots, tubs etc with paved pathways surrounding the property. Just a short distance from the bungalow is a parking facility, beyond which are the delightful grounds - ideal for a quick stroll!

AGENTS NOTE - Please be advised that at least 1 occupier must be over 65 years of age. The sellers may also consider rental propositions of this property - further details are available from the selling agents.

LEASE DETAILS - We are advised that the property has 108 years remaining of the original lease with a monthly service charge of £382.17, covering the upkeep and maintenance of the communal parts of the development, the cost of the care staff based in the communal hub and to include the buildings insurance and external maintenance of the subject dwelling. There is a ground rent of £200 per annum which we understand will rise to £300 per annum in 2033.

Room list:

Entrance Porch and Hall

Living Room
5.69m maximum x 4.06m (18'8" maximum x 13'4")

Dining Area
4.06m x 2.57m (13'4" x 8'5")

Kitchen
2.84mx 2.67m (9'4"x 8'9")

Master Bedroom
4.57m x 3.18m (15' x 10'5")

En-Suite

Bedroom 2
3.56m x 3.18m (11'8" x 10'5")

Wet Room

Buggy Store