



15 KENWITH CASTLE GARDENS
ABBOTSHAM, BIDEFORD, DEVON, EX39 5BE

£240,000

15 Kenwith Castle Gardens, Abbotsham is a well-presented two-bedroom retirement bungalow, peacefully positioned within the beautiful and highly regarded Kenwith Castle grounds.

Residents enjoy access to picturesque surroundings including a tranquil lake, manicured lawns and an abundance of established trees, creating a wonderfully calm and scenic environment.

The property itself offers neutrally presented and well-proportioned accommodation throughout. The spacious lounge is a particularly attractive feature, benefiting from underfloor heating and a feature fireplace, creating a comfortable and welcoming living space.

From here, there is a natural flow into the kitchen/breakfast room, which enjoys a pleasant outlook over the surrounding grounds and incorporates a well-appointed modern kitchen with ample space for dining.

There are two double bedrooms, both fitted with wardrobes, with the principal bedroom further benefiting from its own en-suite shower room. A separate wet room serves the second bedroom & guests and includes a handy utility cupboard housing the boiler while also providing plumbing for a washing machine.

Additional practical features include a useful storage cupboard ideal for mobility scooters or wheelchairs whilst No15 also benefits from an allocated parking space located nearby.





The property is set within the beautifully maintained communal grounds at Kenwith Castle, offering a peaceful and secure retirement setting with excellent facilities and support available if required.

LEASEHOLD: 999-year lease commencing January 2023. Annual service charge of £3,703.67 (payable monthly if preferred), covering maintenance of communal areas, grounds and facilities, along with the option of 1¼ hours of weekly care.

The Freeholder is Care South. A fee of 1.8% is payable on all future sales. We understand pets are permitted, subject to written consent being obtained.

AGENTS NOTE: This is an age-restricted retirement development for those aged 65 and over. An assessment with Care South will be required prior to purchase.

NEED TO KNOW

Services: All mains services are connected
Energy Performance Certificate (EPC): C (76)
Council Tax: Band B (£1,977.35 per annum)

What3Words: cubs.quick.dock





24 The Quay | Bideford | Devon | EX39 2EZ



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.

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