



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





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

Guide Price £250,000

John Smale & Co are pleased to offer to the market this detached, three bedroom bungalow in the popular town of Westward Ho! The property is tucked away, offering a high degree of privacy with distant sea views from the front elevation and even views of Lundy Island.

Entering the property, you are greeted by the wonderful, open plan LIVING/DINING ROOM, which is bathed in light from the front facing and side facing double glazed windows, there are the entrance ways to the KITCHEN, BEDROOMS and FAMILY BATHROOM. The KITCHEN is well proportioned and benefits from light from the doors to the REAR GARDEN and the double glazed window facing the patio area. There is room for base level units and plenty of worktop and cupboard space. The MASTER BEDROOM benefits from a double glazed side aspect window and room for any furniture. BEDROOM TWO is a generous single with fitted storage and a double glazed window, which lets in plenty of light and offers views of the rear garden. BEDROOM THREE is well proportioned and has a double glazed window offering views of Lundy Island on a clear day. The FAMILY BATHROOM is fitted with a bath, shower, W/C and wash basin and is neatly tiled throughout.

Outside, to the front the property there is a lawned front garden enjoying distant sea views. To the rear, there is a neatly paved rear garden offering plenty of privacy with side access to the property. The property also benefits from an allocated parking space outside of the boundary.

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

Popular Kingsley Park Development
Distant Views Towards The Sea And Lundy Island
Spacious Detached Bungalow
Bright And Airy Living Room
Well Fitted Kitchen
Master Bedroom
Two Further Bedrooms
Family Bathroom
Easily Maintained Rear Garden
Allocated Parking Space

Entrance Porch

Living Room

13' 5" x 22' 6" (4.09m x 6.86m)

Kitchen

8' 5" x 9' 4" (2.57m x 2.84m)

Bedroom One

11' 0" x 12' 3" (3.35m x 3.73m)

Bedroom Two

8' 3" x 8' 7" (2.51m x 2.62m)

Study/Bedroom Three

9' 5" x 7' 3" (2.87m x 2.21m)

Bathroom

Outside

To the front the property there is a lawned front garden. To the rear, there is a neatly paved rear garden offering plenty of privacy with side access to the property. The property also benefits from an allocated parking space outside of the boundary.

SERVICES

Services: Mains Electricity, Mains Water, Mains Drainage, Night Storage Heating.

Council Tax Band: B.

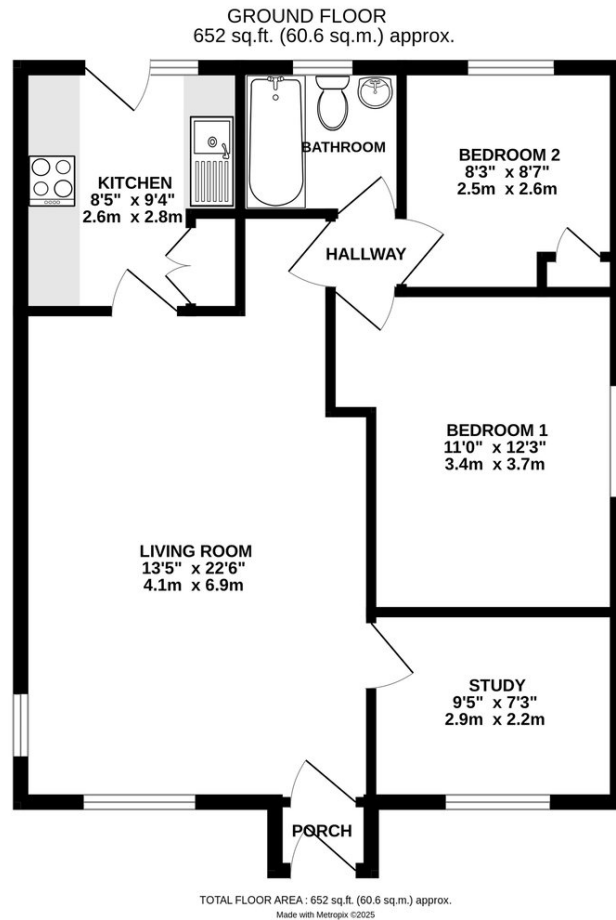
Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: D.

DIRECTIONS

To locate the property, follow Sat Nav EX39 1UG.

*At John Smale & Co we don't just sell houses!
Contact us now for information on all of our
other services including Auctions, Commercial
Property and Market leading independent
financial advice.*



Any representation made by John Smale & Co Estate Agents, whether orally or in writing made in reference to these particulars, or prior to them being produced is believed to be correct, but its accuracy is not guaranteed, and it should not be relied on. Any areas, land plans, measurements, distance, or orientations are given in good faith but approximate only. The property, its services, appliances, fixtures, and fittings have not been surveyed or tested by John Smale & Co Estate Agents. Any reference to any property alterations is not a statement that any necessary planning, building regulations or other consent has been granted. The agents advise buyers to instruct their chosen solicitors, surveyors, or any other relevant property professionals to clarify any matters concerning the property.

