



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

Price Guide: £135,000

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BRITISH  
PROPERTY  
AWARDS  
2018  
★★★★★  
GOLD WINNER  
ESTATE AGENT  
IN BIDEFORD

A 3 bedroom terraced bungalow located within walking distance to the centre of Westward Ho!, and close to the bowling club, golf course and Northam Burrows. It is offered with vacant possession and no onward chain. The property would benefit from some updating.

This property has 3 bedrooms, kitchen/diner, living room, conservatory, shower room and enclosed low maintenance garden. There is off road parking in front of the bungalow.

Westward Ho! is a popular seaside resort famous for its pebble ridge and long promenade, along with approximately three miles of lovely sandy beach. Behind the pebble ridge lays Northam Burrows Country Park, and The Royal North Devon Golf Club. Local amenities in the centre of Westward Ho! offer a good range of shopping facilities, restaurants, cafés and public houses.



#### **Entrance Door to:**

#### **Entrance Porch**

Built in storage cupboard. Door opens to:

#### **Living Room**

**4.95m x 3.71m (16'3 x 12'2)**

Wall mounted night storage heater. Window overlooking front garden. TV point. Door to:

#### **Kitchen/Diner**

**2.99m x 2.53m x (9'8 x 8'3)**

Fitted with a range of base and wall storage units with wood trim. Stainless steel sink. Space and plumbing for washing machine. Space for table and chairs. Space for dishwasher. Wall mounted Dimplex wall heater. Window overlooking the front garden.

#### **Inner Hall**

Hatch to loft space.

#### **Shower Room**

White suite of low flush w.c. Pedestal wash hand basin with mixer tap and tiled splash back. Corner entry shower cubicle with Triton electric shower. Hatch to loft space. Airing Cupboard with pre-lagged hot water cylinder and fitted immersion heater. Extractor fan and Dimplex wall heater.

#### **Bedroom 1**

**3.3m x 2.76m (10'9 x 9'1) excluding door recess**

Wall mounted night storage heater. Window overlooking the rear garden. Ceiling fan with light.

#### **Bedroom 2**

**2.19m x 2.31m (7'2 x 7'7)**

Window overlooking the rear.

#### **Bedroom 3/Study**

**2.27m x 2.09m (7'5 x 6'10)**

Half glazed door opens to:

#### **Conservatory**

**3m x 2.25m (9'10 x 7'4)**

UPVC construction. Double doors open to garden area.

#### **Outside**

To the rear of the property is a small paved garden with steps to a higher tier with flower border, enclosed by fencing and high stone wall. Timber garden shed.

The front garden is enclosed by low stone retaining wall and is given over to chippings and flower borders. Plenty of room to sit out. Parking space directly in front of the property.

**Services:** Mains electric, sewerage and water.

**Energy Performance Certificate: E**  
**Council Tax Banding: TBC**

#### **Directions:**

At the A39, Heywood Road roundabout continue straight across signposted towards Northam and Westward Ho! Turn right into Northam following the signposts into the village. Upon reaching The Square, continue onto Sandymere Road. Take the third left hand turning into Golf Links Road then third left into Kingsley Park. Go around to the right and follow the numbering system and the bungalow can be found on the left hand side clearly marked by a Harding & Co for sale board.



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