



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 Plus) <b>A</b>	91
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
70	
England & Wales	EU Directive 2002/91/EC



A 2 Bedroom end of terrace bungalow situated in a quiet tucked away location presented in immaculate order with well appointed Kitchen and modern shower room only a short walk away from the village centre and beach. Benefiting from upvc double glazing, electric heating, enclosed garden and parking.



BLaK Property, 32 Bridgeland Street, Bideford, Devon, EX39 2PS  
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**Email** bideford@blakproperty.co.uk  
**Website** www.blakproperty.co.uk

549 Kingsley Park, Westward Ho, Bideford, Devon, EX39 1UG | Guide Price £180,000

The property is ideally located in a pleasant cul-de-sac close to the beach and the village centre and local shops. The village amenities include popular restaurants, shops and bus stops just a few minutes walk away, There is excellent potential for use a holiday let (subject to any relevant planning permissions). Also closeby is the Northam Burrows which forms part of the North Devon Links championship Golf course.

From Golf Links Road there are regular bus services giving easy access out of the village with Northam village being just half a mile distant, whilst the Port and Market town of Bideford is within three miles.

**DIRECTIONS TO FIND:** From Bideford Quay proceed towards the A39 North Devon Link Road, at the main roundabout proceed straight across, as signposted to Westward Ho!. Follow this road which leads directly into Westward Ho!, once in the village turn right into Beach Road and continue to the bottom. Turn right again into Golf Links Road, proceed on for a further few hundred yards turning right into Kingsley Park. Follow the road as it bears right and No 549 will be seen a short distance along on the right next to a grassy area.

**The accommodation comprises: (All measurements are approximate)**

**Entrance Hall:** Half UPVC double glazed front door off, access to airing cupboard with factory lagged cylinder

**Kitchen 9'5" (2.87m) x 6'11" (2.11m):** Fitted with a range of white gloss base and wall cupboards with stainless steel sink unit, plumbing for washing machine, range of tiled splash backing, UPVC double glazed window.

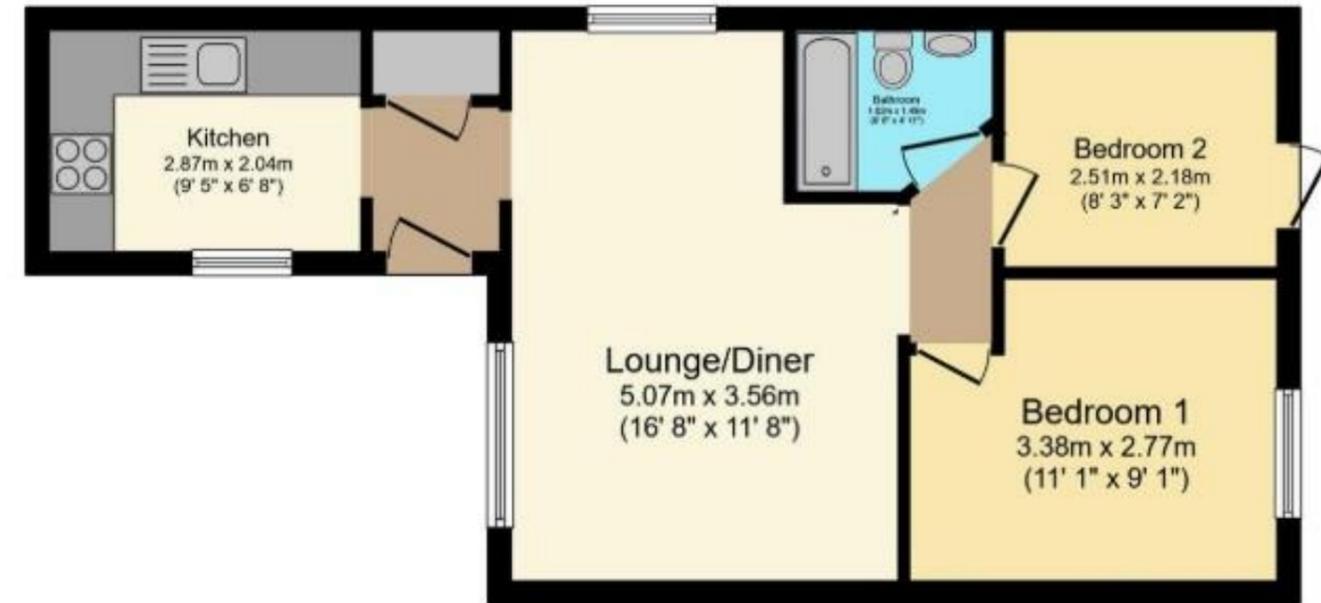
**Lounge 16'4" (4.98m) x 12'0" (3.66m):** UPVC double glazed window, Quantum night storage heater

**Bedroom 1 11'0" (3.35m) x 9'0" (2.74m) :** UPVC double glazed window, wall mounted convector heater

**Bedroom 2 8'2" (2.49m) x 6'11" (2.11m):** UPVC double glazed window and door off to the rear, wall mounted convector heater

**Shower Room 6'4" (1.93m) x 5'6" (1.68m):** Fitted with a white suite comprising, large shower cubicle with Mira Sport electric shower, vanity wash hand basin and close coupled WC, extractor, wall mounted fan heater

**Outside:** To the front is paved pathway and chipping garden area and to the rear a tiered garden with steps up to a rear access gate. Adjacent to the front grass area as a bank of parking spaces allocated to Kingsley Park



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