



11 Kenwith Castle Gardens, Abbotsham, Bideford, EX39 5BE
Guide Price £230,000



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A smartly presented and thoughtfully planned two bedroom semi-detached bungalow, on a development for the over 65's with countryside views. Set within the beautiful landscaped grounds, extending to some 40 acres, of Kenwith Castle Nursing/Retirement Home.

- Completed in 2009
- Well planned accommodation
- Two double Bedrooms (master en-suite)
- Sitting room
- Kitchen/diner with French doors
- Wet room
- Buggy Store
- Allocated parking
- 40 acres of beautiful communal Gardens

Situated on the outskirts of Bideford between Northam and Abbotsham, number 11 Kenwith Castle Gardens is built within the grounds of the Kenwith Castle and is surrounded by splendid grounds with a lake. It is located very much within the heart of the countryside yet is within 3 miles of Bideford, which has shops and amenities catering for everyday needs. The coast at Westward Ho! with its famous blue flag beach, Northam Burrows and the Royal North Devon Golf Club, is also close at hand.

With independent living in mind, this bungalow was built to a high specification to ensure low running costs and ease of maintenance. It is well presented with neutral paintwork and carpeting. The property benefits from under floor heating with each room having its own thermostat, fully double glazed windows and doors as well as a comprehensive security and emergency call alarm system, as well as an allocated parking space and further visitors parking.

The accommodation briefly comprises: - (for measurements see floor plan):



Entrance door to:

Hall: Door giving access to the motorised buggy store. Deep storage cupboard.

Shower/Wet Room: Shower, pedestal wash hand basin, low level WC, heated towel rail, shaver point, utility cupboard housing boiler serving underfloor heating and hot water, plumbing and space for washing machine.

Master Bedroom: With built in wardrobes, views over the grounds and to the countryside beyond and door to:

En Suite Bathroom: With heated towel rail, pedestal wash hand basin, panelled bath with mixer tap over, low level WC, shaver point.

Bedroom Two: With built in cupboard/wardrobe, telephone point.

Sitting Room: Central feature electric fire, built in cupboard, door to:

Kitchen / Dining Room: French doors opening to sunny patio, being a delightful place to take in the views. Benefiting from an extensive range of modern kitchen units incorporating a double electric oven, halogen electric hob with extractor over, 1.5 bowl sink unit, range of floor and eye level cupboards, space for fridge freezer and dining table.

Outside: There is an ornamental front garden whilst to the rear there is a small garden with south facing patio. There is pedestrian access and electric buggy access and it is possible to drive right up to the bungalow for loading/unloading. There is also allocated parking space nearby and designated visitors car parking. There are beautiful walks to enjoy throughout the grounds and around the lake with benches and places to sit to enjoy the open countryside views.

General:

Council Tax: Band B

Tenure: Leasehold – Lease length to be confirmed. Current monthly service fee of £165.30 which includes the maintenance of the grounds and insurance

Services: All Mains services connected

Directions: From Seldons prime Quayside offices, proceed to the A39 Heywood Road roundabout and take the first exit towards Bude. After a mile turn right onto the B3236 towards Abbotsham and Westward Ho! After 300 yards turn left and left into the main entrance into Kenwith Castle Gardens. Follow the road past the main buildings and you will see the bungalows in front of you. Park in the car park on the left and follow the signs to No 11.

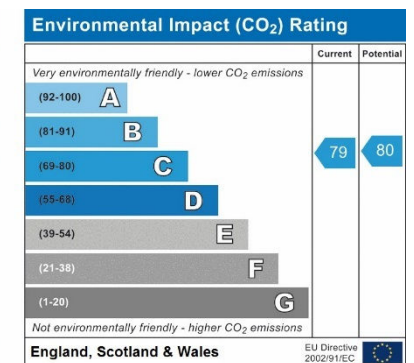
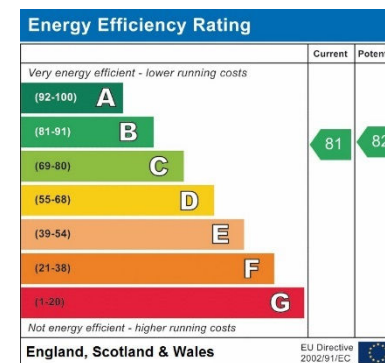




TOTAL APPROX. FLOOR AREA 810 SQ.FT. (75.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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