



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

Price Guide £165,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS

A completely refurbished 2-bedroom semi-detached bungalow with parking and south-facing rear courtyard, within a lovely tucked away position with walking distance of the coastline, Westward Ho's amenities and the Royal North Devon golf course. The property is being sold with no on-going chain and would make an ideal holiday home/holiday let/permanent home by the sea.

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. A regular bus service runs to the port and market town of Bideford (approx. 2 miles) where a wide range of shopping, banking and recreational facilities can be found. The A39 North Devon Link Road provides access to the regional centre of Barnstaple and beyond to the national motorway network.



### Accommodation Briefly:

The property has been refurbished throughout and includes newly installed kitchen and shower room, new heaters, carpet and a complete re-decoration.

### Open Plan Lounge/Dining Room 16'2 x 11'10

### Kitchen 8'8 x 6'7

### Bedroom 1 11' x 9'4

### Bedroom 2 7'9 x 6'7

### Shower Room

### Outside

The property is semi-detached, offering its own access around the side of the bungalow to its south-facing raised courtyard. There is also a lovely decked area at the front – perfect for a summer table and chairs.

There is a private designated parking space at the front of the property.

**Services:** Mains electric and water. uPVC double glazing. New electric heating. There are solar panels which are owned outright.

**Energy Performance Certificate:** E

**Council Tax Banding:** A

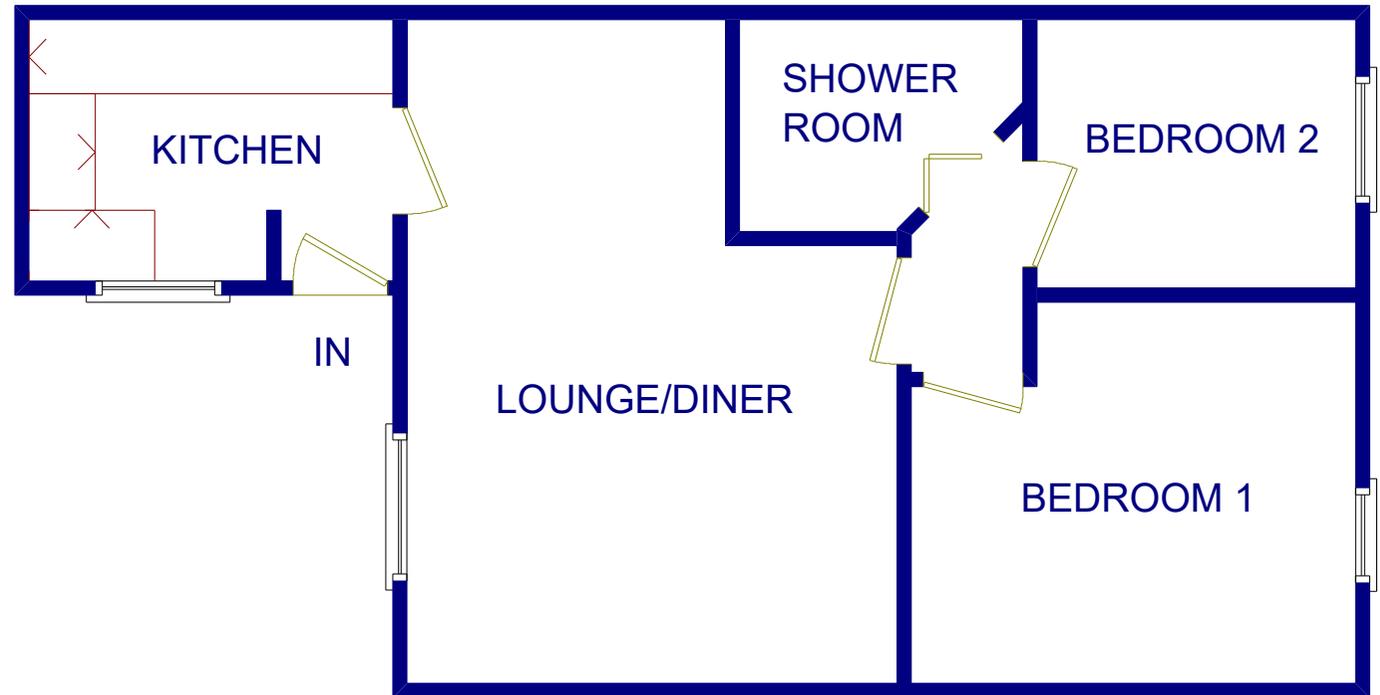
**Directions** At the A39, Heywood Road roundabout continue straight across signposted towards Northam and Westward

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. Continue to the far end of the road and follow it as it bears right. Turn left into the small cul-de-sac where 503 will be found.





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