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GROUND FLOOR
795 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Directions

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 6.

Looking to sell? Let us value your property for free!

Call 01237 879797

or email bideford@phillipsland.com

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Spacious 2 Bedroom Bungalow

6 Kenwith Castle Gardens Abbotsham, Bideford, EX39 5BE

Offers In Excess Of

£225,000

- Situated In The Popular Kenwith Castle Gardens
- Offered to the over 65's Only
- 2 Spacious Bedrooms (1 En-suite)
- Beautiful Picture, Perfect Gardens
- Wildlife & Interesting Surroundings
- Strong Community & Optional Get-togethers
- Designated Parking





Overview

A well located two bedroom bungalow sat within the pretty, mature and well maintained gardens of Kenwith Castle. Enjoy these extensive picturesque surroundings and beautiful 30 acre gardens but without lifting a finger.

The bungalow itself comprises of two spacious bedrooms, the principal bedroom has a ensuite bath room, both are good size double proportion bedrooms. There is a well equipped wet room with white suite. Plenty of built-in storage including the very handy buggy room.

The lounge is a particularly good size which flows to the kitchen which is situated at the rear of the bungalow, this creates a rather nice flow to the property. The kitchen has double doors that lead onto the rear garden and immediate patio perfect for your morning coffee or alfresco dining. The kitchen itself has a range of built-in storage and integral appliances which have recently been tested by the current owners.

The rear garden is very low maintenance and fully enclosed perfect for visiting grandchildren or pets. Backing onto Woodlands it is a haven for wildlife, from the kitchen you can sit and watch the world go by.

The property is well situated within the pretty gardens of Kenwith Castle which is very accessible from the A39. The castle offers many handy amenities. Westward Ho is only moments away with a range of shops, restaurants, seaside eateries, superstores, church and a large expense sandy beach perfect for those that want a brisk morning walk or Sunday stroll.

Services
All mains connected

Council Tax band
B

EPC Rating
C

Tenure
Leasehold

Viewings
Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on
01237 879797





Outside

The castle itself is a short walk from the property. The residents' association is an active community with lakeside functions and optional group gatherings and coffee mornings. The castle grounds are home to many residents some with wings, beaks and feathers, and is pretty and interesting for visitors of all ages.

The property benefits from mains electricity (EICR 2021) and a regularly serviced gas boiler along with mains water and fibre broadband.

A new 999-year lease came into effect in 2025, with a service charge of £324.56 per calendar month, payable to Care South. The service charge period runs from July to June and is reviewed annually following discussions between Care South and the Residents' Association, which represents the interests of all residents. The charge covers each resident's contribution towards the upkeep and running costs of the estate, including grounds maintenance, driveways and communal gardens, wildlife management, black bag refuse collection, maintenance of communal facilities such as the Service Centre and Pavilion, and estate utilities including electricity, lighting and CCTV. It also includes the Emergency Lifeline service and contributions to a sinking/reserve fund for major repairs and replacements. In addition, the service charge includes the provision of 1¼ hours of personal care per week for each bungalow.



Room list:

Entrance Hall

Buggy Store

Lounge
4.88m x 4.27m (16 x 14)

Kitchen Diner
4.55m x 3.71m (14'11 x 12'2)

Bedroom 1
5.28m x 3.20m (17'4 x 10'6)

Ensuite

Bedroom 2
3.58m x 3.18m (11'9 x 10'5)