

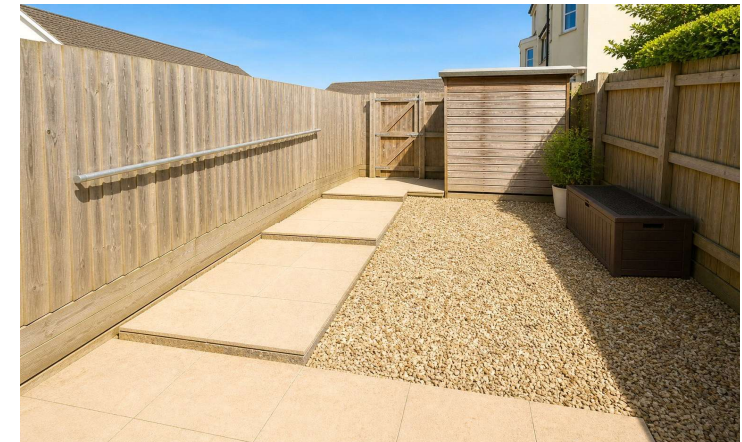


Bond
Oxborough
Phillips

Changing Lifestyles

58 Watkins Way
Bideford
Devon
EX39 4FP

Asking Price: £195,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

58 Watkins Way, Bideford, Devon, EX39 4FP

A WELL-PRESENTED HOME WITH A GARAGE & LOW-MAINTENANCE GARDEN

- 2 well-proportioned Bedrooms
- Light & comfortable living space
 - Modern fitted Kitchen
- Enclosed, low-maintenance rear garden
 - Garage
- UPVC double glazing & gas central heating
 - Ready to move straight into
 - Popular residential location
 - Viewing highly recommended
- Ideal first home or buy-to-let investment



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This well-presented 2 Bedroom home offers an excellent opportunity for first time buyers or investors seeking a property that is ready to move straight into with minimal ongoing maintenance.

The ground floor provides a light and comfortable living space, ideal for both relaxing and entertaining, with a modern fitted Kitchen positioned to the rear and offering direct access to the garden.

Upstairs, there are 2 well-proportioned Bedrooms along with a clean and functional Bathroom, all presented in a neutral style that will appeal to a wide range of buyers.

Externally, the property benefits from an enclosed, low-maintenance rear garden designed for ease of upkeep, making it particularly attractive for those with busy lifestyles or investment purposes.

A key advantage is the inclusion of a Garage, clearly identified within the block, providing valuable storage or parking.

Situated within a popular residential development, the property offers convenient access to local amenities and transport links, making it a practical and appealing choice for a range of buyers.

Council Tax Band

B - Torridge District Council

Agents Note

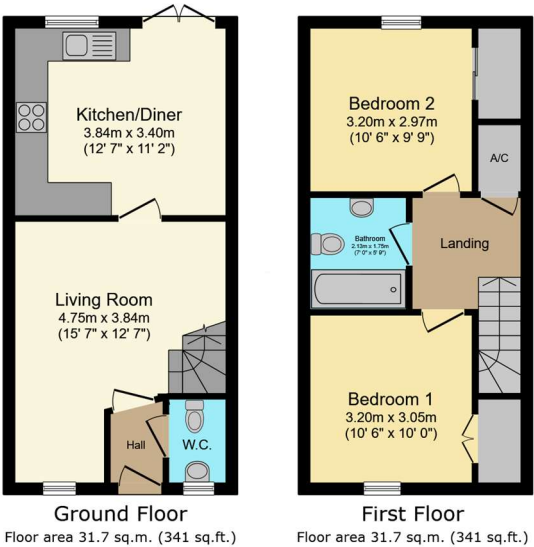
Images have been digitally enhanced and decluttered for marketing purposes. Buyers should rely on a physical inspection.

We are advised by the vendor that there is a Maintenance Charge of £17.50 per month payable for future management of the estate and maintenance of areas of open space.

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Total floor area: 63.3 sq.m. (682 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/butchers.crisper.mermaids>

From Bideford Quay proceed over the Old Bideford Bridge and upon reaching the mini roundabout, turn left in the direction of Barnstaple. Take the second right hand turning onto Manteo Way and take the second left hand turning into Watkins Way. Follow the road as it bears right, then left staying on Watkins Way. Number 58 will be on your right hand side.

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	80 C	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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