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Changing Lifestyles

138 Watkins Way
Bideford
Devon
EX39 4FP

Guide Price: £279,950 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

138 Watkins Way, Bideford, Devon, EX39 4FP

A WELL-PRESENTED HOME OFFERING VERSATILE ACCOMMODATION OVER 3 FLOORS



- 3-4 Bedrooms (1 En-suite)
- Versatile Dining Room / fourth bedroom / home office
- Kitchen / Dining Room with doors opening onto the garden
- Generous Living Room enjoying open views to the rear
- Enclosed rear garden with decked seating area
 - Single Garage & off-road parking
 - Sought-after location close to shops & amenities



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Overview

Occupying a sought-after end of cul-de-sac location whilst enjoying superb open views to the rear, this well-presented 3-4 bedroom mid-terraced home offers versatile accommodation over 3 floors. There is also an enclosed rear garden, a garage and additional off-road parking.

Positioned along a pedestrianised walkway within a sought-after development on the outskirts of Bideford, the property is conveniently situated for local shops and amenities.

An Entrance Hall welcomes you into the home with stairs to the first floor, a Cloakroom and a versatile Dining Room which could equally serve as a fourth bedroom or home office. To the rear, the Kitchen / Dining Room offers matching cupboards and drawers, a built-in oven, hob, fridge / freezer, washing machine and dishwasher, alongside doors opening onto the garden.

The first floor accommodates a generous Living Room enjoying open views to the rear, together with the Main Bedroom and its En-suite Shower Room. Two further Bedrooms occupy the second floor, served by a 3-piece Family Bathroom.

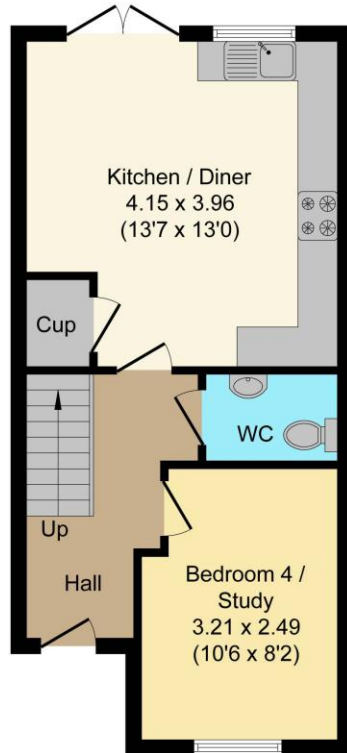
Outside, the front garden combines lawn and gravel with a paved approach. The enclosed rear garden features a raised decked seating area, lawn and planted borders, with an outside tap, socket and lighting. A Single Garage with a designated parking space in front is situated just a few steps away.

Agents Note

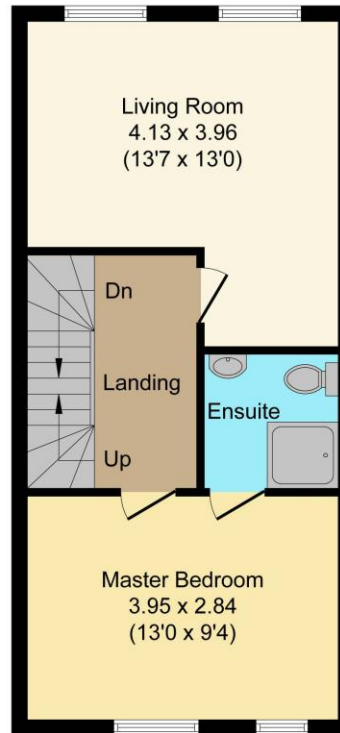
An annual contribution of approximately £150.00 is payable towards maintenance of the development's communal areas.

Council Tax Band

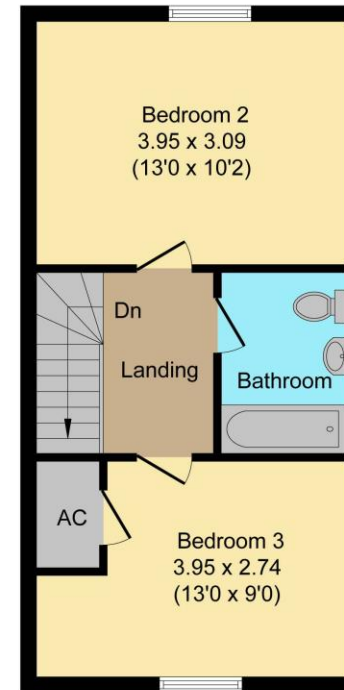
C - Torridge District Council



Ground Floor
Floor area 33.20 sq.m. (357.36 sq.ft.)



First Floor
Floor area 35.10 sq.m. (377.81 sq.ft.)



Second Floor
Floor area 35.10 sq.m. (377.81 sq.ft.)

Total floor area: 103.40 sq.m. (1112.98 sq.ft.)

This floor plan is for illustrative purpose 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





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Area Information

Bideford is a peaceful olde worlde market town on the River Torridge. The main district is on the west bank and its narrow streets filled with white painted houses sprawl from the working quay, up the slopes to the outer suburbs. A former historic port town, Bideford is a great place to explore, whether it's a trip to the shops or a restaurant outing there's something for everyone. The Pannier Market is a brilliant example of the town's originality, with its terrace of artists' workshops and independent shops. The town also champions sports at a grassroots level with both the local rugby and football teams having healthy followings. There are no end of ways to join in the community spirit of this wonderful white town on the hill.

All the amenities you'll ever need are to be found within easy reach of Bideford. To the north are the coastal towns of Westward Ho!, Appledore and Northam, all of which will figure in your day-to-day routines if you enjoy the sea or the outdoor life. Northam boasts a brilliant indoor swimming pool and gym.

Bideford is within short driving distance of the Atlantic Highway (A39) which is the main feeder route across the region leading to Cornwall in the south-west and to the M5 in the east. A regular bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Braunton, Appledore, Croyde and Ilfracombe.

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/camps.game.worksheet>

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 and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

