



Bond
Oxborough
Phillips

Changing Lifestyles

18 Watkins Way
Bideford
Devon
EX39 4FP

Asking Price: £155,000 Leasehold



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01237 479 999
bideford@boproperty.com

18 Watkins Way, Bideford, Devon, EX39 4FP

A FANTASTIC FIRST FLOOR FLAT



- 2 Bedrooms

- Open-plan Kitchen / Dining / Living area - a wonderfully light-filled space with a Juliet Balcony
- Delightful views towards the River Torridge & Torridge Bridge
- Fresh & modern Bathroom
- Neutral décor throughout the flat, making it move-in ready & offering a blank canvas for personal touches
- Positioned within easy reach of Bideford's town centre, walking distance to the nearest supermarket & to the Tarka Trail
- Allocated parking space
- No onward chain



East-The-Water is a suburb of Bideford that, as the name describes, is on the eastern bank of the River Torridge to the main town. It operates fairly independently as it has its own shops, community hall and a well-regarded primary school. East-The-Water was once the mining heart of North Devon, with the unique form of coal, Bideford Black, sourced from the area all the way to the sea. Chudleigh Fort and park is close by and commands great views of Bideford and the old bridge. When you need to be practical, one of the towns largest supermarkets is also very close by on foot.

In the wider area, Bideford boasts a host of pubs, restaurants, a weekly cinema and various sporting clubs to join/follow. It has many open spaces to explore as well as pleasant river walks along the River Torridge or by the working Quay.

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18 Watkins Way is a fantastic 2 Bedroom First Floor flat that offers bright and spacious living with the added benefit of no onward chain. The heart of the home is the open-plan Kitchen, Dining and Living area - a wonderfully light-filled space designed for modern living. The Juliet Balcony invites natural light to pour in and frames delightful views towards the River Torridge and Torridge Bridge, creating a peaceful backdrop for everyday life.

The 2 well-proportioned Bedrooms offer flexibility, whether you're looking to create a cosy guest room, home office, or simply enjoy a restful retreat. The Bathroom is fresh and modern, complementing the neutral décor throughout the flat, making it move-in ready while offering a blank canvas for personal touches.

The location of the flat is a real highlight, positioned within easy reach of Bideford's historic town centre, walking distance to the nearest supermarket, and to the Tarka Trail for the cyclist among you. For those needing to commute or explore North Devon, excellent transport links are close at hand. Comes with an allocated parking space.

Whether you're a first time buyer, downsizer or investor, 18 Watkins Way offers a superb blend of comfort, convenience and scenic surroundings. Early viewing is highly recommended to appreciate all that this wonderful flat has to offer.

Lease Details

Approximately 109-years remain on the original 125-year lease

The building is managed by First Port

Ground Rent - £225.00 per annum

Service Charge - £1200.00 per annum

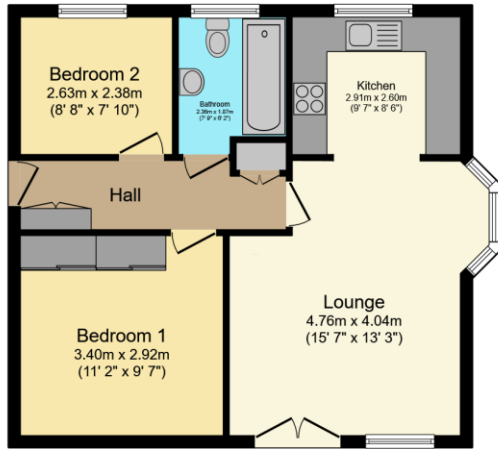
Council Tax Band

A - Torridge District Council

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Floor Plan
Floor area 55.8 m² (601 sq.ft.)

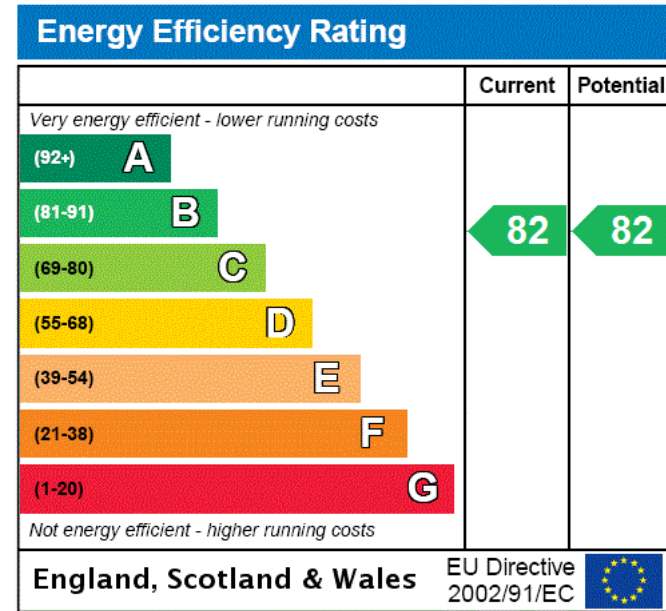
TOTAL: 55.8 m² (601 sq.ft.)

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



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Directions

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. 18 Watkins Way will be found on your right hand side immediately as you enter.

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