



Bond
Oxborough
Phillips

Changing Lifestyles

6 Water Park Road
Bideford
Devon
EX39 3RB

Fixed Price: £285,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

6 Water Park Road, Bideford, Devon, EX39 3RB

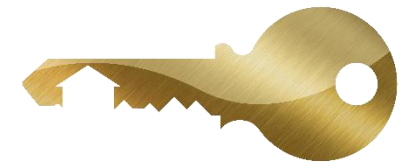
AN EXCEPTIONALLY PRESENTED DETACHED BUNGALOW

- 2 Bedrooms

- Modern Kitchen with direct access to the rear garden
- Generously sized Lounge with large window filling the room with natural light
 - Contemporary Shower Room
- Private driveway parking & Attached Garage
 - Attractively landscaped front garden
 - Fully enclosed rear garden - ideal for family gatherings & relaxation
- Delightful views over a large open lawned green
- Situated in a popular & well-established residential area, conveniently located on a local bus route



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.



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This exceptionally presented detached bungalow boasts an ideal living space with 2 spacious double Bedrooms. The property benefits from a desirable south-facing orientation, offering delightful views over a large open lawned green.

The modern Kitchen, equipped with integrated cooking appliances, features direct access to the rear garden, making it perfect for culinary enthusiasts and gardeners alike. The generously sized Lounge, accentuated by exposed and polished timber flooring, provides a warm and inviting atmosphere with a large window showcasing open views and filling the room with natural light. The contemporary Shower Room is designed with modern fixtures and fittings, ensuring both comfort and style.

Externally, the property offers a private driveway with ample space to accommodate several vehicles, leading up to an Attached Garage. The front garden is attractively landscaped with a variety of flowers and shrubs, enhancing the property's kerb appeal. The fully enclosed rear garden is a true highlight, presenting an established lawn surrounded by an abundance of flowers and shrubs. This outdoor space also features a patio area and convenient side access, ideal for family gatherings and relaxation.

Situated in a popular and well-established residential area, this bungalow is conveniently located on a local bus route. This property seamlessly combines modern living with a tranquil and picturesque environment, making it an excellent choice for discerning buyers.

Council Tax Band

C - Torridge District Council



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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.



Floor Plan

Floor area 80.9 m² (871 sq.ft.)

TOTAL: 80.9 m² (871 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](#)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

Directions

From Bideford Quay, turn right up the High Street. Turn left at the top and turn first right onto Abbotsham Road. Continue for approximately 1 mile. Turn right onto Lane Field Road and first left onto Water Park Road. Number 6 will be found a short distance on your right.

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