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Changing Lifestyles

71 Donn Gardens
Bideford
Devon
EX39 4FR

Asking Price: £475,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

71 Donn Gardens, Bideford, Devon, EX39 4FR

A BEAUTIFULLY PRESENTED & SPACIOUS DETACHED FAMILY HOME



- 5 Bedrooms (1 En-suite)
- Enjoying an elevated position with spectacular views
- Generous, open-plan Lounge / Diner flooded with natural light & doors to Balcony
- Stylish, fitted Kitchen & separate Dining Room
- Family Bathroom, Shower Room & Cloakroom
- Double Garage & driveway parking
- With plenty of sensibly designed space and a practical layout, this home combines modern comfort with scenic tranquillity



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Overview

Enjoying an elevated position with spectacular, uninterrupted views across open countryside and the River Torridge, 71 Donn Gardens is a beautifully presented and impressively spacious 5 Bedroom detached home, arranged across 3 floors. Offering a superb balance of versatile accommodation and quality finish, this modern home is perfectly suited to growing families or those seeking multi-generational living.

The main living accommodation is set on the middle floor, where a generous, open-plan Lounge / Diner is flooded with natural light from large glazed doors that open onto a balcony. This space offers the perfect place to take in the far-reaching views. A wood burner is a focal point of the living space, adding warmth and character while complementing the contemporary style. Adjacent to the living area is a stylish, fitted Kitchen and a separate Dining Room, along with a Family Bathroom, all contributing to a sociable and functional heart of the home.

On the lower-ground floor are 4 the 5 Bedrooms, including the Principal Bedroom with an En-suite Shower Room, 2 further Bedrooms and a separate Shower Room. The fourth Bedroom has patio doors leading out to the garden, which could serve to extend the master bedroom into an expansive master-suite. Each room is well-proportioned and presented in tasteful, neutral tones.

The upper-ground floor provides a further Bedroom (currently used as a home office) offering spectacular views across the countryside and level access to the street, which could serve as a bedroom, second living room, or any number of things. This floor also provides a Cloakroom and internal access to the Double Garage.

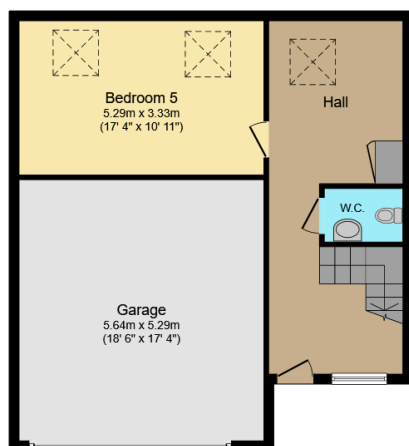
With plenty of sensibly designed space and a practical layout, 71 Donn Gardens combines modern comfort with scenic tranquillity. The rare combination of uninterrupted views, 4-5 Bedroom accommodation, and stylish presentation makes this a standout home in a sought after location. Early viewing is highly recommended to appreciate everything this substantial property has to offer.

Agents Note

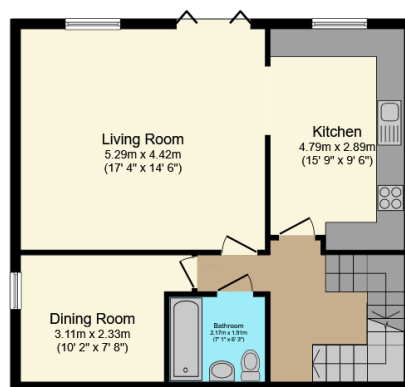
Some of the aerial drone images used in the marketing of this property have been digitally edited to respect neighbouring privacy.

Council Tax Band

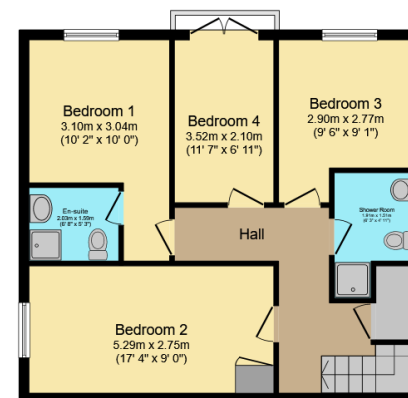
D - Torridge District Council



Ground Floor
Floor area 70.9 sq.m. (763 sq.ft.)



First Floor
Floor area 63.3 sq.m. (681 sq.ft.)



Second Floor
Floor area 63.2 sq.m. (681 sq.ft.)

Total floor area: 197.4 sq.m. (2,125 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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Area Information

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. Bideford also supports a raft of interesting independent shops and small businesses in its narrow streets. Check out the Pannier Market and Market Place shops for its array of craft and farm food stores.

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

Directions

From Bideford Quay proceed over the Old Bideford Bridge. 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. Take the first left hand turning into Donn Gardens and follow the road as it bears around to your right. Number 71 will be situated on your left hand side at the furthest end of the road.

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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We are here to help you find and buy your new home...

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mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

