



Bond
Oxborough
Phillips

Changing Lifestyles

41 Donn Gardens
Bideford
Devon
EX39 4FR

Asking Price: £225,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

41 Donn Gardens, Bideford, Devon, EX39 4FR

A BEAUTIFULLY PRESENTED COACH HOUSE



- 2 Bedrooms
- Spacious 'L' shape Living / Dining Room with wood burning stove
- Newly fitted contemporary Kitchen with integrated appliances
 - Stylish Bathroom
- Garage with power, lighting & generous storage
 - Allocated parking space
- Decked area & front garden - ideal for relaxing outdoors
- Stunning views over open countryside to the River Torridge
- Perfect as a home or investment - early viewing recommended



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A rare opportunity to acquire this beautifully presented 2 Bedroom coach house which boasts an allocated parking space and a large garage. Beyond the impeccable finish, what truly sets this home apart are the captivating views stretching across open countryside to the River Torridge. There is a delightful decked area to the front, providing a lovely spot to sit out and enjoy the scenery. Inside, the accommodation offers generous living space complemented by a newly fitted contemporary Kitchen and stylish Shower Room, making it an ideal home or investment purchase. An early viewing is highly recommended to avoid disappointment.

The property features a charming front garden, perfect for relaxing outdoors. Stepping inside, a staircase adorned with a fabulous carpet runner leads up to the main living accommodation. The spacious L-shaped Living / Dining Room is presented beautifully, with attractive wood effect luxury vinyl tiles running throughout, and features a wonderful wood burning stove. Two UPVC double glazed windows overlook the rear, framing stunning views over the countryside and river, and are fitted with elegant shutters, as is the window to the front. The recently fitted Kitchen is both attractive and functional, offering a range of eye and base level cabinets with matching drawers, wood effect work surfaces, tiled splashbacks and a single bowl sink and drainer with mixer tap. Integrated appliances include a 5-ring gas hob with extractor, an electric oven, a fridge / freezer, a washing machine and dishwasher, alongside a cabinet housing the gas fired combination boiler and a convenient fitted breakfast bar.

The spacious Main Bedroom enjoys a UPVC double glazed window with fitted shutters and built-in wardrobes, while the second double Bedroom benefits from 2 UPVC double glazed windows capturing uninterrupted views over the countryside towards the river, also with fitted shutters. The contemporary Bathroom features a 3-piece suite comprising a close couple dual flush WC, a cabinet mounted wash hand basin and a bath with full wall tiling to the surround and a rainfall shower over. The loft space is fully boarded and has a ladder for easy access.

Access to the garage and allocated parking space is through an archway beneath the property. The garage measures approximately 17'9 x 8'11 with power, lighting and plentiful storage space. In addition, there is an allocated parking space belonging to the property.

This is an exceptional home with a truly stunning finish that must be viewed to be fully appreciated.

Council Tax Band

B - Torridge District Council

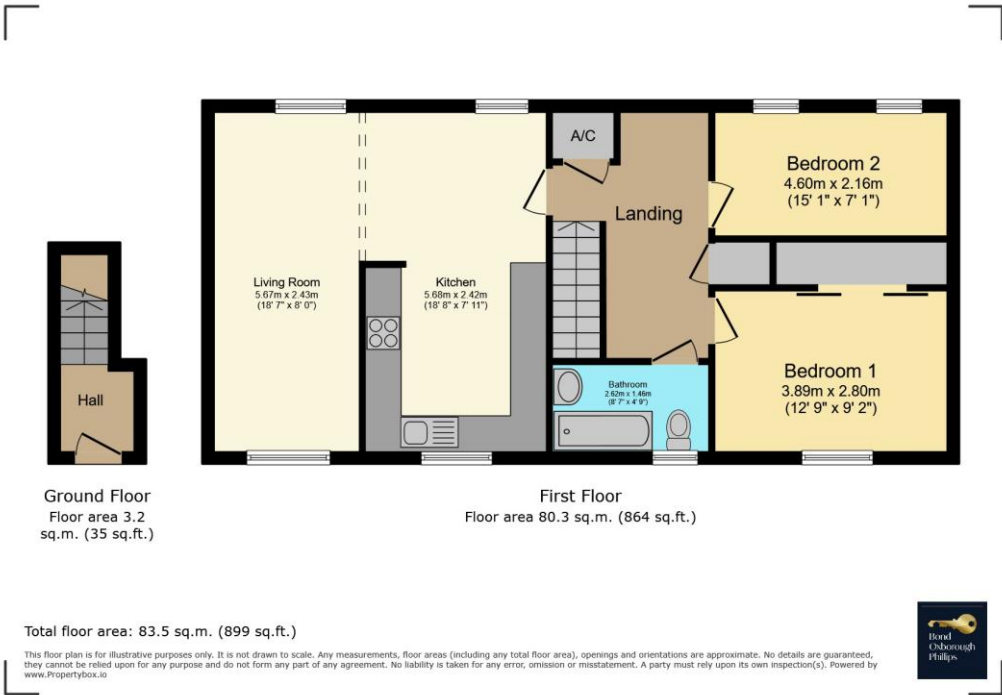
Important Information

We are advised by the vendor that there is a Maintenance Charge of approximately £175.00 per annum payable to Green Belt for future management of the estate and maintenance of areas of open space.

One of the garages below the property is leased out to another party via a "peppercorn" lease arrangement. The lease is a way of obliging the garage owner to share in the cost of maintaining and insuring the building of which the garage forms part. The garage owner is contractually obligated to pay a 10% contribution to the cost of the buildings and contents insurance of the Coach House.



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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. Take the first left hand turning into Donn Gardens and follow the road around as it bears to your right. Number 41 will be situated on your left hand side clearly displaying a numberplate.

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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