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Changing Lifestyles

79 Watkins Way
Bideford
Devon
EX39 4FN

Asking Price: £229,995 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

79 Watkins Way, Bideford, Devon, EX39 4FN

Beautifully Decorated Home with Views

- Modern mid-terrace 3 bedroom home
- Spacious open-plan kitchen/diner
- En-suite to main bedroom & family bathroom
- Driveway parking for two vehicles
- Enclosed rear garden, ideal for families
- Popular residential location in Bideford



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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79 Watkins Way presents a wonderful opportunity to acquire a modern and well-presented mid-terraced home in a popular residential setting within easy reach of Bideford town, local schools and the A39. Designed with contemporary living in mind, this property offers a versatile layout, generous outside space and the convenience of two private parking spaces on the wide driveway.

The ground floor welcomes you with a bright entrance hall leading to a comfortable Lounge, ideal for relaxation. To the rear sits the stylish open-plan Kitchen / Diner, fitted with modern units and ample space for family dining or entertaining, with French doors opening onto the enclosed rear garden. Useful under-stairs storage adds further practicality.

Upstairs, the property provides two Bedrooms, each finished in neutral tones ready to suit any style. The Main Bedroom benefits from an En-suite Shower Room, while a contemporary Family Bathroom serves the remaining room.

Outside, the rear garden has been landscaped to create a low-maintenance haven with a patio area and tiered sections, ideal for enjoying the sun or alfresco dining. The wide frontage with off-road parking for two cars ensures the home is as practical as it is appealing.

This home is ideal for first-time buyers, families or those seeking an investment in a strong location. Watkins Way is a well-regarded development with countryside walks, the coast and the vibrant town of Bideford all close by.

A modern home with en-suite, garden, two-car driveway and no compromise on convenience – this property is not to be missed.

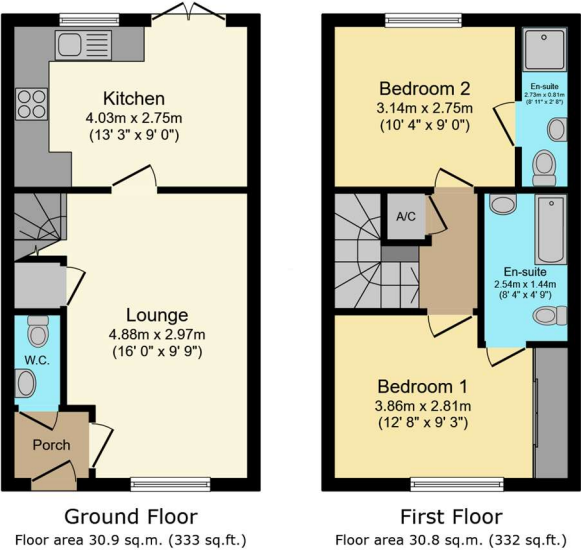
Council Tax Band B - Torridge District Council



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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.ie



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. Follow the road as it bears right, then left staying on Watkins Way. Number 79 will be on your left hand side.

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		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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