



Bond
Oxborough
Phillips

Changing Lifestyles

30 Watkins Way
Bideford
Devon
EX39 4FP

Asking Price: £185,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

30 Watkins Way, Bideford, Devon, EX39 4FP

A WELL-PRESENTED COACH HOUSE



- 2 Bedrooms

- Bright & spacious open-plan Living / Dining Room with triple aspect windows
- Well-equipped Kitchen finished in a contemporary style
 - 3-piece Bathroom
- Positioned close to the Atlantic Highway & just moments from the local supermarket, the location balances everyday convenience with a peaceful residential setting
 - Garage & parking
- You're never far from beautiful fields & coastal paths for dog walks or leisure in Devon



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Tucked away in a popular and convenient residential area on Watkins Way, this well-presented 2 Bedroom coach house offers an excellent opportunity for first time buyers, investors or those seeking a low-maintenance home with great access to local amenities. Positioned close to the Atlantic Highway and just moments from the local supermarket, the location balances everyday convenience with a peaceful residential setting.

The property is arranged over the garages beneath, creating an elevated and private living space. A bright and spacious open-plan Living / Dining Room sits at the heart of the home, featuring triple aspect windows that allow natural light to fill the room. This generous space comfortably accommodates both lounge and dining furnishings, creating a sociable and welcoming environment. The adjoining Kitchen is well-equipped with modern cabinetry, ample worktop space and room for appliances, finished in a contemporary style.

There are 2 well-proportioned Bedrooms, both with pleasant outlooks and neutral décor, ideal for ease of furnishing. The Bathroom is fitted with a white suite including a full-size bath with shower over and is finished in clean, modern tiling.

The property has use of one of the garages and parking spaces to the front. Although there is no garden space to have to maintain, you're never far from beautiful fields and coastal paths for dog walks or leisure in Devon.

With gas central heating, double glazing throughout, and minimal exterior maintenance requirements, this is a home that combines practicality, comfort and convenience. Early viewing is highly recommended.

Council Tax Band

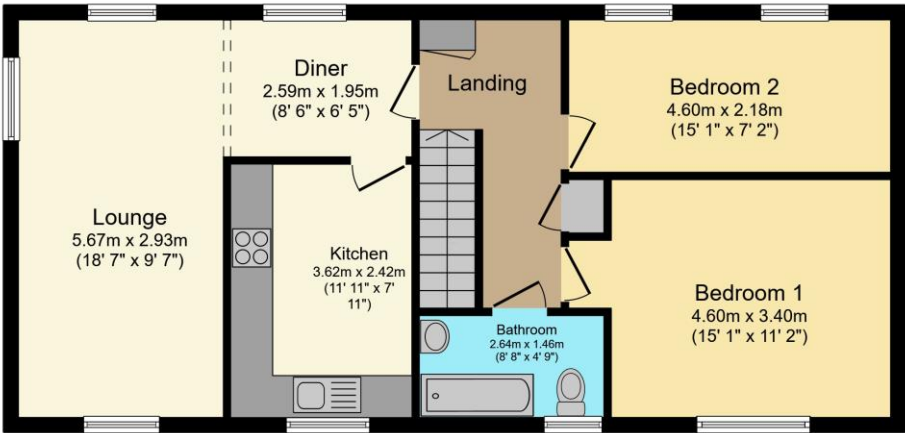
B - Torridge District Council



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Floor Plan
Floor area 70.7 sq.m. (761 sq.ft.)

Total floor area: 70.7 sq.m. (761 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.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. Pass the apartment block on your right hand side and take the first right hand turning to where 30 Watkins Way 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		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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