



Bond
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Changing Lifestyles

25 Watkins Way
Bideford
Devon
EX39 4FN

Offers In the Region Of: £149,950
Leasehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

25 Watkins Way, Bideford, Devon, EX39 4FN



A WELL-PRESENTED FIRST FLOOR APARTMENT WITH A PRIVATE BALCONY

- 2 Bedrooms

- Open-plan living area with patio doors opening onto the decked balcony
 - Kitchen with modern units
 - Modern 3-piece Bathroom
- Allocated parking space to the rear of the building
- Located approximately 1 mile from Bideford Town Centre & Quay
- An ideal choice for first time buyers, investors or those seeking a low-maintenance home in a well-connected location



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Set within a popular modern development on the outskirts of Bideford, this well-presented first floor 2 Bedroom apartment offers comfortable and practical living with the benefit of a private balcony and allocated parking.

The apartment is accessed via a communal entrance with a secure telephone entry system, leading into a welcoming and generously sized hallway. This space immediately sets the tone for the property, offering 2 useful storage cupboards that are ideal for coats, household items and general day-to-day practicality.

The heart of the home is the open-plan living area which provides a bright and sociable space to relax, dine and entertain. Large patio doors allow natural light to flood in and open directly onto the decked balcony, creating a pleasant extension of the living space and a great spot to enjoy some fresh air. The adjoining kitchen is neatly arranged and fitted with a range of modern units complemented by contrasting worktops. There is a built-in oven with gas hob and extractor, along with space for further appliances including a washing machine and upright fridge/freezer. A cupboard discreetly houses the boiler serving the hot water and central heating.

Both bedrooms are well-proportioned and positioned to the rear of the property, offering a quieter aspect. The main bedroom comfortably accommodates a double bed and bedroom furniture, while the second bedroom works equally well as a guest room, child's room or home office. The bathroom is fitted with a clean, modern 3-piece suite comprising a bath with shower over, wash basin and WC.

Externally, the property benefits from an allocated parking space to the rear of the building.

Watkins Way is conveniently located approximately 1 mile from Bideford Town Centre and Quay, with excellent access to local amenities. The coastal villages of Appledore and Westward Ho! are both within easy reach, as is Barnstaple, making this an ideal choice for first time buyers, investors or those seeking a low-maintenance home in a well-connected location.

Council Tax Band

A - Torridge District Council

Agents Notes

The property has the balance of a 125-year lease which commenced in 2011.

The charges for the development are: ♦ Ground Rent - £225.00 per annum (payable annually) ♦ Maintenance Charge - £1000.00 per annum (payable annually) ♦ Green Fees - £155 per annum (payable monthly)

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Floor Plan
Floor area 67.5 sq.m. (727 sq.ft.)

Total floor area: 67.5 sq.m. (727 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 inspector(s). Powered by www.Propertybox.ie



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	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. Pass the apartment block on your right hand side and follow as the road bears to the right. The block on your left hand side houses number 25.

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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