



Bond
Oxborough
Phillips

Changing Lifestyles

24 Watkins Way
Bideford
Devon
EX39 4FP

Asking Price: £150,000 Leasehold



Changing Lifestyles

01237 479 999

bideford@bopproperty.com



A TOP FLOOR APARTMENT ENJOYING ELEVATED TOWN & RIVER VIEWS

- 2 Bedrooms
- Generous & light-filled Living / Dining Room with Juliet Balcony that perfectly frames the estuary & bridge views beyond
- Modern fitted Kitchen & Bathroom
- Central hallway providing useful storage & connecting all rooms seamlessly
 - Allocated parking bay
- Supermarket, Tarka Trail & scenic estuary walks - all close by
 - No onward chain
- A smart, well-located apartment with views, parking & no onward chain - early viewing is recommended



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Situated on the top floor (second floor) of an attractive and modern development, this well-presented 2 Bedroom apartment enjoys elevated views across the Bideford Bridge and Torridge Estuary, with outlooks stretching across to Bideford West. The property also benefits from allocated off-road parking, all mains services and is offered to the market with no onward chain, making it an ideal purchase for first time buyers, investors or those seeking a low-maintenance home close to local amenities.

The building itself makes a welcoming first impression, set within a smart and well-kept development in East-the-Water. Accessed via a communal entrance, the apartment occupies a private top floor position, enhancing both privacy and the open outlook.

Internally, the accommodation is well-balanced and thoughtfully arranged. The Living / Dining Room is a generous and light-filled space, comfortably accommodating both seating and dining furniture, and features a Juliet Balcony that perfectly frames the estuary and bridge views beyond. This is a lovely spot to enjoy the changing scenery throughout the day.

Adjoining the living space is the modern fitted Kitchen, arranged in an efficient layout with ample worktop space and storage, along with room for essential appliances. Both Bedrooms are well-proportioned, with the main bedroom offering a comfortable double room and the second bedroom providing excellent flexibility for guests, home working or additional storage.

The Bathroom is neatly finished and fitted with a modern suite comprising a bath with shower over, WC and wash hand basin. A central hallway provides useful storage and connects all rooms seamlessly.

Externally, the property benefits from an allocated parking bay to the rear of the building, while the surrounding area offers excellent convenience. Tesco on Manteo Way is within easy walking distance, as are the Tarka Trail and scenic estuary walks. For those commuting or travelling further afield, the Atlantic Highway (A39) is quickly accessible by car.

A smart, well-located apartment with views, parking and no onward chain - early viewing is recommended.

Council Tax Band

A - Torridge District Council

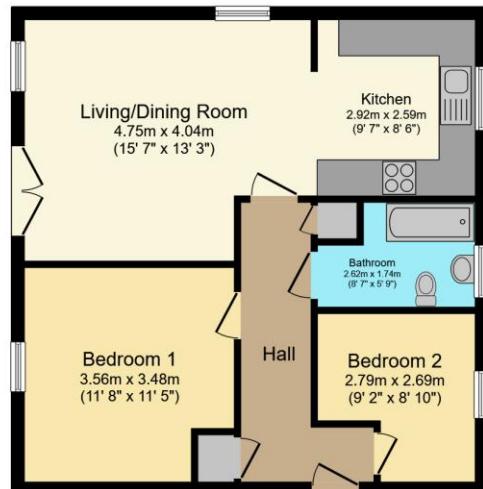
Lease Details

Approximately 109-years remain on the original 125-year lease

The building is managed by First Port

Ground Rent - £225.00 per annum

Service Charge - £1200.00 per annum



Floor Plan

Floor area 57.1 sq.m. (615 sq.ft.)

Total floor area: 57.1 sq.m. (615 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
79 C			
80 C			

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. 24 Watkins Way will be found on your right hand side immediately as you enter.

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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