



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

29 Donn Gardens  
Bideford  
Devon  
EX39 4FR

**Asking Price: £170,000 Freehold**



Changing Lifestyles

01237 479 999  
[bideford@boproperty.com](mailto:bideford@boproperty.com)

29 Donn Gardens, Bideford, Devon, EX39 4FR



## A SPACIOUS COACH HOUSE WITH COUNTRYSIDE & RIVER VIEWS

- 2 generous Bedrooms
- L-shaped Living Room with space for a variety of lounge & dining arrangements with dual aspect windows
- Well-proportioned Kitchen
- Fresh decoration & new carpets throughout
- Large Garage providing parking or storage
- Fantastic countryside & river views to the rear
- No onward chain



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**This is a fantastic opportunity to acquire a spacious and well-presented coach house situated within Donn Gardens cul-de-sac, a popular and established residential location in Bideford.**

**The property enjoys the distinct advantage of being available for sale with no onward chain and has recently been redecorated throughout, including fresh decoration and new carpets, meaning it is ready for immediate occupation.**

**A particularly special feature of the home is the wonderful open outlook to the rear, with far-reaching countryside views towards the river that can be enjoyed from both the living room and the second bedroom, creating a real sense of space and light rarely found in properties of this type.**

**The living accommodation is generous and flexible, centred around a wide L-shaped Living Room which provides ample space for a variety of lounge and dining arrangements. Dual aspect UPVC double glazed windows allow natural light to flood the room while framing the attractive views to the rear, with an additional window to the front enhancing the bright and airy feel. From here, a door leads into the spacious Kitchen, which offers room for a breakfast table and is fitted with a range of walnut style base level units with matching drawers, roll top work surfaces with tiled splashbacking, a built-in 4-ring gas hob with extractor over and oven beneath, along with space and plumbing for a washing machine and space for a fridge / freezer. A cupboard houses the gas fired Gloworm combination boiler.**

**The landing area is practical and well-arranged, with doors to useful storage cupboards together with hatch access to a loft space which spans the length of the property, offering excellent additional storage potential. Bedroom 1 is a generous double with a window to the front elevation, while Bedroom 2 enjoys 2 windows to the rear, perfectly positioned to take advantage of the lovely open views. The Bathroom is fitted with a bath with shower over, a pedestal wash hand basin and WC with dual flush.**

**Access to the property is gained from the ground floor entrance, with stairs leading up to the first floor accommodation.**

**A further notable feature is the spacious Garage located to the right of the front door, providing excellent parking or storage and adding to the overall practicality of the home.**

**Properties of this nature are consistently popular due to their competitive pricing, generous proportions and the excellent balance they offer between houses and apartments, making them ideal for first time buyers, investors or those looking to downsize. An early viewing is highly recommended to fully appreciate the space, presentation and attractive outlook this property has to offer.**

**Council Tax Band**

B - Torridge District Council

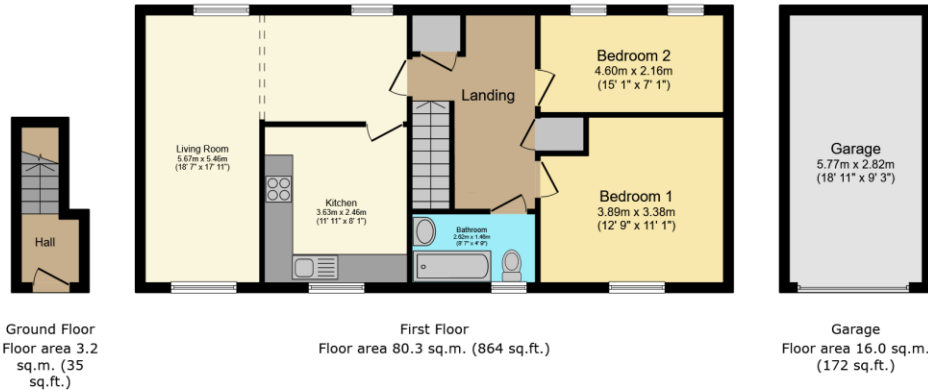
**Agents Note**

We are advised by the vendors that there is a quarterly Maintenance Charge of £42.19 payable to Greenbelt for future management of the estate and maintenance of areas of open space.



## 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.



Total floor area: 99.5 sq.m. (1,071 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.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 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 29 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.