



Bond
Oxborough
Phillips

Changing Lifestyles

36 Donn Gardens
Bideford
Devon
EX39 4FR

Asking Price: £175,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

36 Donn Gardens, Bideford, Devon, EX39 4FR



A SPACIOUS LINK-DETACHED COACH HOUSE

- 2 Bedrooms
- Spacious L-shaped Living Room with dual aspect windows
- Generous Kitchen with space for breakfast table
- Recently re-decorated throughout & newly fitted carpets
- Large loft space offering excellent storage
 - Garage with parking space in front
 - No onward chain



Changing Lifestyles

01237 479 999
bideford@boproperty.com

This is a fantastic opportunity to acquire a spacious and well-presented link-detached coach house situated within the popular Donn Gardens cul-de-sac, an established and highly convenient residential location in Bideford. Offered to the market for sale with the distinct advantage of no onward chain and having recently been re-decorated throughout with fresh decoration and new carpets, the property is ready for immediate occupation, making it an appealing choice for first time buyers, investors or those seeking a low-maintenance home with excellent practicality.

The accommodation is notably generous and well-designed, centred around a wide L-shaped Living Room which provides ample space for both lounging and dining arrangements. Dual aspect UPVC double glazed windows allow natural light to flood the room, creating a bright and welcoming atmosphere, with an additional window to the front further enhancing the sense of openness. A door leads from here into the spacious Kitchen, which comfortably accommodates a breakfast table and is fitted with a range of cream eye and 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, together with space and plumbing for a washing machine and space for a fridge / freezer. A cupboard neatly houses the gas fired combination boiler.

The landing area is practical and thoughtfully arranged, providing access to useful storage cupboards along with hatch access to a loft space spanning the length of the property, offering excellent additional storage potential rarely found in homes of this style. Bedroom 1 is a generous double with a window to the front elevation, while Bedroom 2 enjoys two windows to the rear, creating a pleasant and light outlook. 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 via a private ground floor entrance with stairs rising to the first floor accommodation, further enhancing the sense of privacy and independence often sought in coach house living. A particularly notable feature is the spacious Garage located to the rear of the building, providing excellent parking or storage, together with an additional allocated parking space in front, adding further convenience.

Properties of this nature remain consistently popular due to their competitive pricing, generous proportions and the excellent balance they offer between houses and apartments, combining space, practicality and manageable upkeep. An early viewing is highly recommended to fully appreciate the size, presentation and overall lifestyle this attractive home has to offer.

Council Tax Band

B - Torridge District Council

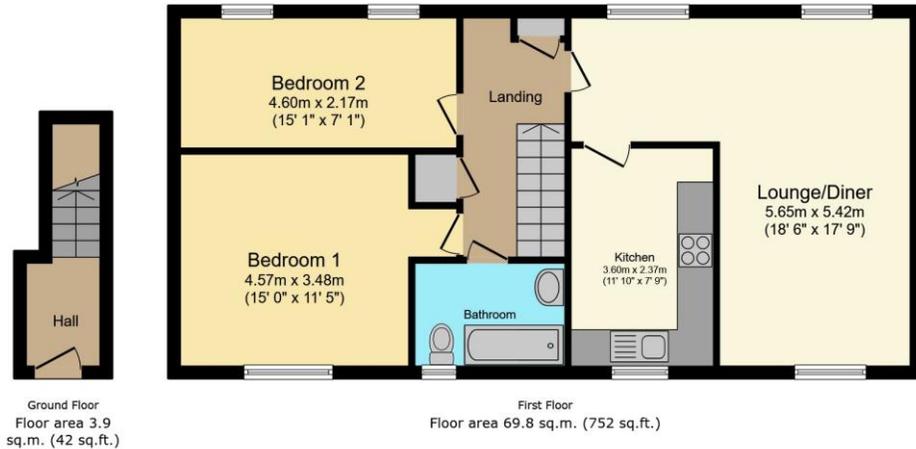
Agents Note

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.



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	78 C	78 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 36 will be situated on your right 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.