



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

26 Donn Gardens  
Bideford  
Devon  
EX39 4FR

**Asking Price: £295,000 Freehold**



Changing Lifestyles

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

26 Donn Gardens, Bideford, Devon, EX39 4FR

## A SPACIOUS & VERSATILE FAMILY HOME WITH GARAGE & PARKING



- 4 Bedrooms (1 En-suite)
- Accommodation arranged over 3 floors
- Impressive L-shaped Kitchen / Dining Room with French doors opening to the garden
- Home Office / playroom / dining room / occasional fifth bedroom
  - Living Room with Juliet Balcony
- Enclosed, low-maintenance garden
  - Garage & 2 parking spaces
- Quiet pedestrian frontage - ideal for families



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## Overview

**Presented in excellent decorative order throughout, this spacious and highly versatile 4 Bedroom family home offers a superb opportunity for those seeking generous accommodation that can adapt effortlessly to modern family life. Arranged over 3 well-planned floors, the property provides an ideal balance of living and bedroom space, perfectly suited to growing families or those simply in need of extra room for work, hobbies or guests.**

**The home enjoys an attractive and beautifully maintained front garden, bursting with seasonal colour and creating an inviting first impression. Being pedestrian access only to the front, the setting feels quiet and tucked away, free from passing traffic and ideal for families with young children.**

**A welcoming and spacious Entrance Hall sets the tone on arrival and leads through to a highly flexible front room, currently utilised as a Home Office but equally well-suited as a playroom, dining room or even an occasional fifth bedroom, if required. To the rear, the impressive L-shaped Kitchen / Dining Room forms the true heart of the home, offering an excellent space for both everyday living and entertaining. The Kitchen is well-equipped with a breakfast bar, space for an American-style fridge / freezer and a built-in ceramic hob with extractor over, while a dedicated utility area adds further practicality. French doors open directly onto the rear garden, creating a seamless connection between inside and out.**

**The rear garden has been thoughtfully improved to provide a low-maintenance outdoor space, featuring an expansive decking area - ideal for outdoor dining and relaxation. Fully enclosed, it offers a safe environment for children and pets, along with a useful timber storage shed and rear gate access leading directly to the parking area and single garage conveniently positioned behind the property.**

**The first floor continues to impress, with a generously proportioned Bedroom enjoying plenty of natural light, while the well-presented Living Room sits to the opposite side of the house and benefits from a Juliet Balcony, allowing fresh air to flow through on warmer days. A Family Bathroom with a 3-piece suite is centrally positioned between the 2 rooms.**

**The top floor hosts 3 further Bedrooms, including a particularly spacious principal bedroom complete with its own En-suite Shower Room. Bedrooms 3 and 4 are both well-sized and perfectly suited as children's rooms, guest accommodation or additional workspace for older family members.**

**To the rear of the property, a Single Garage is accompanied by 2 parking spaces directly in front, providing convenient off-road parking.**

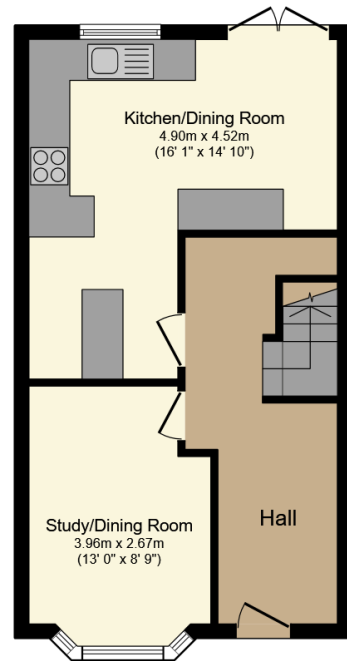
**Overall, this is a fantastic home that fills a notable gap in the current market, offering flexible, well-proportioned accommodation in a quiet yet convenient setting. It is ideally suited to families looking to upsize or those seeking a home that can evolve alongside their needs, and early viewing is highly recommended to fully appreciate all that is on offer.**

### Agents Note

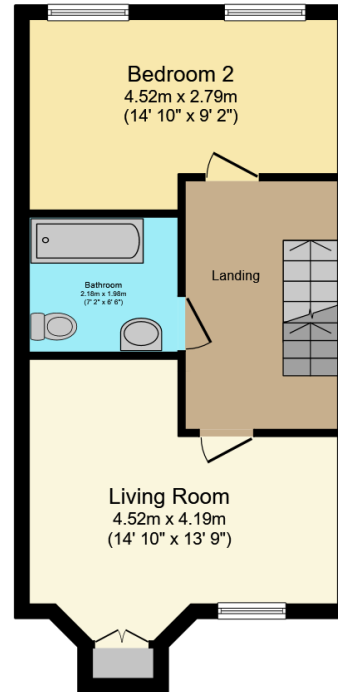
We are advised by the vendors that there is a maintenance charge of £17.50 per month for future management of the estate and maintenance of areas of open space.

### Council Tax Band

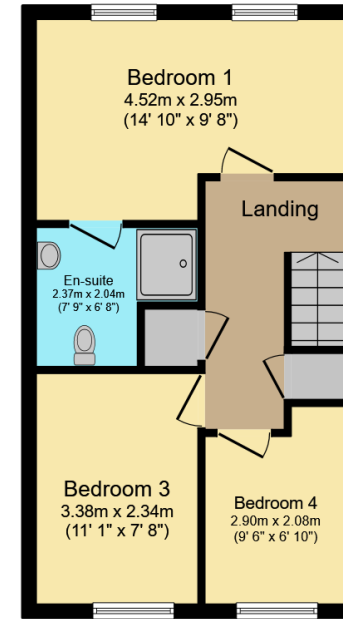
C - Torridge District Council



**Ground Floor**  
Floor area 39.2 sq.m. (422 sq.ft.)



**First Floor**  
Floor area 40.0 sq.m. (430 sq.ft.)



**Second Floor**  
Floor area 38.7 sq.m. (417 sq.ft.)

Total floor area: 117.9 sq.m. (1,269 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](http://www.Propertybox.io)





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## Area Information

Bideford is a peaceful olde worlde market town on the River Torridge. The main district is on the west bank and its narrow streets filled with white painted houses sprawl from the working quay, up the slopes to the outer suburbs. A former historic port town, Bideford is a great place to explore, whether it's a trip to the shops or a restaurant outing there's something for everyone. The Pannier Market is a brilliant example of the town's originality, with its terrace of artists' workshops and independent shops. The town also champions sports at a grassroots level with both the local rugby and football teams having healthy followings. There are no end of ways to join in the community spirit of this wonderful white town on the hill.

All the amenities you'll ever need are to be found within easy reach of Bideford. To the north are the coastal towns of Westward Ho!, Appledore and Northam, all of which will figure in your day-to-day routines if you enjoy the sea or the outdoor life. Northam boasts a brilliant indoor swimming pool and gym.

Bideford is within short driving distance of the Atlantic Highway (A39) which is the main feeder route across the region leading to Cornwall in the south-west and to the M5 in the east. A regular bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Braunton, Appledore, Croyde and Ilfracombe.

## 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 as it bears around to your right. Number 26 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 and 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 available 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.

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# We are here to help you find and buy your new home...

5 Bridgeland Street  
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## Have a property to sell or let?

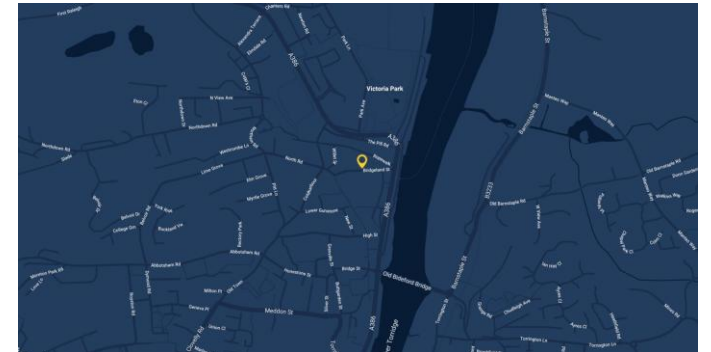
If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

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for a free conveyancing quote and  
mortgage advice.

EPC TO FOLLOW



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