



Bond
Oxborough
Phillips

Changing Lifestyles

20 Donn Gardens
Bideford
Devon
EX39 4FR

Asking Price: £267,500 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

20 Donn Gardens, Bideford, Devon, EX39 4FR

A WELL-MAINTAINED & WELL-PRESENTED FAMILY HOME



- 3 Bedrooms (1 En-suite)
- Downstairs Cloakroom & upstairs Bathroom
- Well-equipped Kitchen
- Living / Dining Room opening to the sunny, fully enclosed rear garden
 - Rear garden with space for dining or sunbathing & room for children to play
 - Garage & allocated parking space
 - No onward chain



East-The-Water is a suburb of Bideford that, as the name describes, is on the eastern bank of the River Torridge to the main town. It operates fairly independently as it has its own shops, community hall and a well-regarded primary school. East-The-Water was once the mining heart of North Devon, with the unique form of coal, Bideford Black, sourced from the area all the way to the sea. Chudleigh Fort and park is close by and commands great views of Bideford and the old bridge. When you need to be practical, one of the towns largest supermarkets is also very close by on foot.

In the wider area, Bideford boasts a host of pubs, restaurants, a weekly cinema and various sporting clubs to join/follow. It has many open spaces to explore as well as pleasant river walks along the River Torridge or by the working Quay.



Changing Lifestyles

01237 479 999
bideford@boproperty.com

20 Donn Gardens, Bideford, Devon, EX39 4FR

This house has a lovely feel about it. It can be approached by one of two ways, either on foot by following a gently meandering pedestrian pathway to the front door – note how well everyone keeps their front gardens! or by car by parking in the allocated space to the rear of the property which is located just in front of its Garage (under a neighbouring coach house).

This house meets many of the best estate agent clichés - it is light and airy, well-maintained and well-presented throughout, we could even go so far as to say it is a turnkey property. The Kitchen is well-equipped and the Living / Dining Room opens to a sunny, fully enclosed rear garden with space for dining or sunbathing and room for children to play. There are 3 Bedrooms upstairs with the Main Bedroom having an En-suite Shower Room which is in addition the main Bathroom.

We think you will like this home and you will be happy here. It is available for sale with no onward chain.

Entrance Hall

Double glazed door to property front. Carpeted stairs rising to First Floor. Fitted carpet, radiator.

Cloakroom

UPVC obscure double glazed window. Close couple dual flush WC and corner wash hand basin with tiled splashbacking and mixer tap over. Radiator, extractor fan.

Kitchen - 12'4" x 7'10" (3.76m x 2.4m)

An attractive contemporary Kitchen with UPVC double glazed window to property front. Equipped with a range of eye and base level cabinets, matching drawers and rolltop work surface with inset 1.5 bowl sink and drainer with mixer tap over. Built-in oven and 4-ring gas hob with extractor canopy over. Space for fridge / freezer, washing machine and dishwasher. Extractor fan.

Living / Dining Room - 14'9" x 15'3" (4.5m x 4.65m)

UPVC double glazed windows and French door to rear garden. Fitted carpet, radiator, TV point. Door to understairs storage cupboard.

First Floor Landing

Hatch access to insulated loft space. Door to airing cupboard housing hot water tank and shelving. Fitted carpet.

Bedroom 1 - 11'5" x 11'11" (3.48m x 3.63m)

UPVC double glazed window. Fitted carpet, radiator, TV point. Door to En-suite.

En-suite Shower Room

UPVC obscure double glazed window. Pedestal wash hand basin with tiled splashbacking, close couple

Changing Lifestyles

dual flush WC and fully tiled shower enclosure. Heated towel rail.

Bedroom 2 - 7'11" x 9'11" (2.41m x 3.02m)

UPVC double glazed window. Fitted carpet, radiator.

Bedroom 3 - 6'8" x 7'6" (2.03m x 2.29m)

UPVC double glazed window. Fitted carpet, radiator.

Bathroom

Pedestal wash hand basin with tiled splashbacking, close couple dual flush WC and bath with full wall tiling to area and shower over. Radiator.

Outside

To the front of the property is an attractive garden area enclosed by low hedging. A paved pathway leads to the front door which is covered and has a courtesy light.

Immediately off the Living / Dining Room is a part-paved part-decked area providing a great space to sit out and relax. Steps lead down to a fully enclosed lawn garden. A paved pathway leads to a rear gate which gives access to the rear parking area where the property has an allocated parking space and a Garage located under a neighbouring coach house.

Agents Note

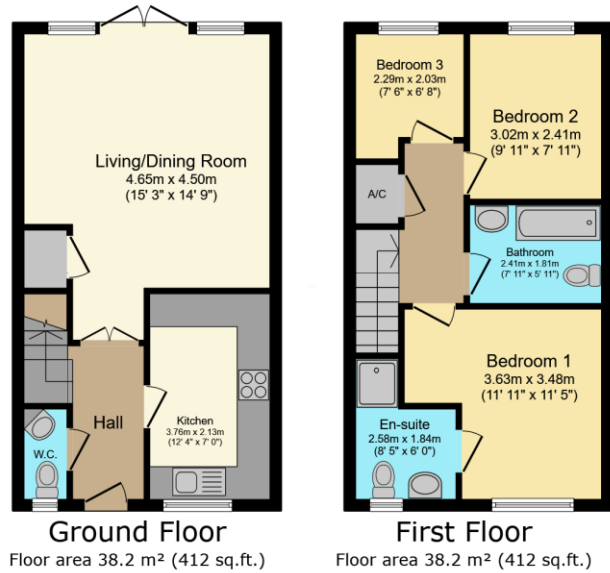
We are advised by the vendors that there is a Maintenance Charge of £166.19 per annum payable for future management of the estate and maintenance of areas of open space.

Council Tax Band

C - Torridge District Council

Changing Lifestyles

01237 479 999
bideford@bopproperty.com



TOTAL: 76.5 m² (823 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 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

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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 20 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.