



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

3 Watkins Way  
Bideford  
Devon  
EX39 4FN

**Asking Price: £250,000 Freehold**



**Changing Lifestyles**

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

3 Watkins Way, Bideford, Devon, EX39 4FN

## A LOVELY HOME PRESENTED TO THE HIGHEST OF STANDARDS



- 3 Bedrooms (1 En-suite)
- Attractive Living Room & spacious Kitchen / Diner opening to a charming courtyard garden
- Further garden space opening to an open Garage space
- This house really is unique with all of its special offerings
- 'Corner-house' offering a little bit of extra living space
- We would highly recommend a viewing of this property



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.



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**This is a truly lovely home that is presented to the highest of standards throughout. It also has great kerb appeal with its neat and attractive front garden.**

**The Ground Floor is perfectly balanced offering an attractive Living Room on one side and a spacious Kitchen / Diner on the other. Both of these rooms open to a charming courtyard garden that provides a wonderful space to sit out and relax. The garden continues on from here to a second space which, in turn, opens to an open Garage space belonging to the property. There is a very useful shed located in this garden area. Upstairs, the house offers 3 Bedrooms with the Main Bedroom having En-suite facilities. There are some far-reaching river views that can be enjoyed from the house.**

**This house really is unique with all of its special offerings and being a corner-house it also offers that little bit of extra living space. We would highly recommend a viewing of this property.**

### **Entrance Porch**

A spacious Entrance Porch. Carpeted stairs rising to First Floor. Wood flooring, radiator. UPVC double glazed window.

### **Cloakroom**

UPVC double glazed window. Close couple dual flush WC and pedestal wash hand basin. Radiator, extractor fan.

### **Living Room - 17'2" x 9'9" (5.23m x 2.97m)**

A lovely dual aspect room with UPVC double glazed window to property front and UPVC double glazed French doors to garden. Fitted carpet, 2 radiators, TV point.

### **Kitchen / Diner - 17'2" (5.23m) x 13'2" (4.01m) maximum**

UPVC double glazed French doors to property rear and UPVC double glazed window to property front. Kitchen equipped with a range of grey eye and base level cabinets, matching drawers and rolltop work surfaces with inset 1.5 bowl sink and drainer with mixer tap over and tiled splashbacking. Built-in 5-ring gas hob with extractor canopy over. Built-in double oven. Space for fridge / freezer, dishwasher and washing machine. Ample space for dining table. Cabinet housing gas fired combination boiler. Radiator. Door to understairs storage cupboard.

### **First Floor Landing**

UPVC double glazed window enjoying fine river views. Hatch access to loft space. Fitted carpet, radiator. Door to airing cupboard.

### **Bedroom 1 - 11'11" (3.63m) plus wardrobes x 10'2" (3.1m)**

2 UPVC double glazed windows. Wall-length fitted wardrobes. Fitted carpet, radiator. Door to En-suite.

### **En-suite Shower Room**

Close couple dual flush WC, pedestal wash hand basin and shower enclosure. Radiator, extractor fan.

## **Changing Lifestyles**

### **Bathroom**

UPVC double glazed window. Close couple dual flush WC, pedestal wash hand basin and bath with wall tiling to area. Radiator, extractor fan.

### **Bedroom 3 - 8'4" x 6'9" (2.54m x 2.06m)**

UPVC double glazed window enjoying fine river views. Fitted carpet, radiator.

### **Bedroom 2 - 9'11" x 8'6" (3.02m x 2.6m)**

UPVC double glazed window. Fitted carpet, radiator.

### **Outside**

To the front of the property is a small but attractive low-maintenance garden space that features attractive flowers and plants with the whole being bound by a low hedge.

Immediately off the Kitchen and Living Room is a wonderful courtyard garden that has a decked area in addition to an area of artificial lawn. This area also features an attractive array of plants and flowers and is served by a useful power point. A few steps and a short pathway lead to an additional garden area that provides an alternative space to sit out and relax and catch an alternative angle of the sun. This area has a useful storage shed that has electric connected and can also serve as a parking area, if required. This area is accessed via an open Garage that is accessed from beneath a neighbouring coach house.

### **Agents Note**

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

### **Council Tax Band**

C - Torridge District Council

3 Watkins Way, Bideford, Devon, EX39 4FN



## 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.



**Ground Floor**  
Floor area 44.6 m<sup>2</sup> (480 sq.ft.)



**First Floor**  
Floor area 44.6 m<sup>2</sup> (480 sq.ft.)

TOTAL: 89.2 m<sup>2</sup> (960 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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. Number 3 will be found 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.

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