



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

40 Water Park Road  
Bideford  
Devon  
EX39 3RB

**Asking Price: £285,000 Freehold**



Changing Lifestyles

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[bideford@bopproperty.com](mailto:bideford@bopproperty.com)



40 Water Park Road, Bideford, Devon, EX39 3RB

## A DETACHED BUNGALOW OFFERED FOR SALE WITH ON ONWARD CHAIN

- 2 Bedrooms

- Spacious Lounge leading through to a well-equipped Kitchen
- Kitchen providing access to the Conservatory overlooking the garden
  - Tiered, low-maintenance rear garden
- Attached Garage which has been extended
- Private driveway providing off-road parking
- Located within easy reach of local amenities, transport links & Bideford Town Centre
- This home is ideal for those looking to downsize or seeking a comfortable, low-maintenance property in a desirable setting



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.



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## Changing Lifestyles

Situated in the popular Londonderry Farm Estate area of Bideford, this detached 2 Bedroom bungalow offers a fantastic opportunity for those seeking a well-maintained home with no onward chain. Enjoying an elevated position, the property benefits from a tiered, low-maintenance garden that is not overlooked, providing a private outdoor space.

Inside, the spacious Lounge leads through to a well-equipped Kitchen which, in turn, provides access to a bright Conservatory overlooking the garden. The Kitchen comes complete with white goods, offering convenience for the next owner. Two well-proportioned double Bedrooms provide comfortable accommodation, and a Shower Room completes the internal layout.

Externally, the property benefits from an Attached Garage, which has been extended at the rear, offering additional storage or workshop space. A private driveway provides off-road parking. The home also benefits from solar panels, supplying free electricity to the property and improving energy efficiency.

Located within easy reach of local amenities, transport links and Bideford Town Centre, this home is ideal for those looking to downsize or seeking a comfortable, low-maintenance property in a desirable setting. Viewing is highly recommended.

### Council Tax Band

C - Torridge District Council

### Useful Information

This property boasts a solar panel system installed by Homesun, generating clean energy right on the rooftop. But unlike traditional ownership, you won't have to worry about upfront costs or maintenance. Homesun leases the rooftop space and grants you free electricity generated by the system during their operation saving you money on bills. Conveyancing solicitors are familiar with these arrangements and will advise you accordingly.



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Floor Plan  
Floor area 79.2 m<sup>2</sup> (853 sq.ft.)

TOTAL: 79.2 m<sup>2</sup> (853 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)



## 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+) <b>A</b>		
(81-91) <b>B</b>	85	90
(69-80) <b>C</b>		
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Directions

From Bideford Quay, turn right up the High Street. Turn left at the top and turn first right onto Abbotsham Road. Continue for approximately 1 mile. Turn right onto Lane Field Road and first left onto Water Park Road. Number 40 will be found on your right hand side after the second cul-de-sac clearly displaying a For Sale notice.

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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