



TOTAL FLOOR AREA : 1005 sq.ft. (93.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the information contained in these particulars, no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

From Bideford quay front, depart in a southerly direction, crossing the Old Bridge, whereby at a roundabout turn left, and continue along this road, passing Tamar Trading Builders Merchants on your right. Thereafter turn right into Manteo Way, taking the 2nd left into Watkins Way. Follow the road uphill where number 71 will be found on your left hand side, identified by a for sale board.

**Looking to sell? Let us value your property for free!**

Call 01237 879797

or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

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Guide Price

**£245,000**

## A Well Presented Family House

71 Watkins Way, Bideford, EX39 4FN

- Modern End Terraced House
- Gas Fired Radiator Central Heating
- Garage and Parking
- Immaculately Presented Throughout
- 3 Bedrooms (master en-suite)
- Early Internal Inspection Advised !!
- PVC Double Glazing
- Superb Views to River Torridge
- No Onward Sales Chain!!



**Room list:**  
**Entrance Hall**  
**Ground Floor WC**  
**Lounge**  
4.75m x 3.51m (15'7" x 11'6")

**Kitchen/Diner**  
4.57m x 2.95m (15' x 9'8")  
**Master Bedroom**  
3.43m x 2.49m (11'3" x 8'2")

**En-Suite**  
**Bedroom 2**  
3.20m maximum x 2.49m (10'6" maximum x 8'2")

**Bedroom 3**  
2.95m into recess x 2.03m (9'8" into recess x 6'8")

**Family Bathroom**

71 Watkins Way comprises an end-terraced house constructed circa 2010, offering well-presented two-storey accommodation that benefits from gas radiator central heating and PVC double glazing, along with superb views over the nearby valley towards the River Torridge and the Torridge Bridge. It is situated in an accessible position, with Bideford town centre within walking distance. The Tarka Trail, a popular leisure path, is also nearby, and Tesco supermarket is just a five-minute walk away. Phillips Smith and Dunn, as selling agents, recommend this property as an ideal comfortable family residence, for which your early internal inspection is advised to avoid disappointment.

The accommodation briefly comprises an entrance hall with a ground-floor WC and a staircase leading to the first floor. To the front of the house is a generous lounge with a useful understairs cupboard. At the rear, the kitchen/diner is fitted with ample units incorporating integral appliances, space for a sizeable dining table, and double doors leading out to the rear garden. On the first floor are three bedrooms: the master bedroom to the front benefits from en-suite facilities, while the two rear bedrooms each enjoy views towards the River Torridge.

Bideford is set on the banks of the River Torridge and offers a wide range of amenities, including shops, schools for all ages, and leisure facilities. The Tarka Trail, a well-known walking and cycling route, passes through the town and provides stunning views of the river and surrounding countryside. The A39, also known as the Atlantic Highway, offers easy access to Barnstaple, North Devon's regional centre and home to the area's main shopping, business, and commercial venues.

## Services

All Mains Services Available

## Council Tax band

C

## EPC Rating

C

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on  
01237 879797

