



TOTAL FLOOR AREA: 801 sq.ft. (74.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## A Well Presented Modern House

18 Donn Gardens, Bideford, EX39 4FR

Guide Price

**£224,995**

- Modern Mid Terraced House
- Well Presented
- PVC Double Glazing
- Gas Fired Radiator Central Heating
- 3 Bedrooms (master en-suite)
- Front and Rear Gardens
- Garage and Parking
- Close to Amenities
- No Onward Sales Chain!!

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Call 01237 879797

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

## 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, and immediately turn left into Donn Gardens. proceed around a right hand bend, after which the house will soon be found on your right hand side, accessed by a pedestrian walkway.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.  
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- Room list:**
- Entrance Porch and Hall**
- Ground Floor WC**
- Kitchen**  
3.71m x 2.18m (12'2" x 7'2")
- Living Room**  
4.57m maximum x 4.50m maximum  
(15' maximum x 14'9" maximum)
- Master Bedroom**  
3.48m maximum x 2.57m maximum  
(11'5" maximum x 8'5" maximum)
- En-Suite**
- Bedroom 2**  
3.05m x 2.44m (10' x 8')
- Bedroom 3**  
2.29m x 2.03m (7'6" x 6'8")
- Family Bathroom**  
1.93m x 1.68m (6'4" x 5'6")

## Overview

18 Donn Gardens is a well presented modern 2 storey mid terraced house, boasting PVC double glazing and gas fired radiator central heating, located within a popular residential location, within a pedestrianised walkway affording easy access to local amenities. Phillips Smith and Dunn as selling agents state that they think that this property is ideally suited for first time buyers, or alternatively as a family residence. Available to the market with no onward sales chain, your early internal inspection is advised to avoid disappointment!!!

Briefly the accommodation provides a canopy entrance porch leading to an entrance hall, off of which is a ground floor WC, and a staircase leading to the first floor. To the front of the house is a well appointed kitchen, with ample storage, some integral appliances, and further appliance space. To the rear of the house is a warm and welcoming living room, with double doors to the rear garden, and a useful storage cupboard. To the first floor are 3 bedrooms - the master having en-suite facilities, along with a family bathroom.

Bideford is set upon the banks of the River Torridge. It 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 which is North Devon's regional centre, 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



## Outside

To the front of the house is a garden, part lawned, and part with slate chippings, and a paved access path. To the rear is a fully enclosed low maintenance garden, with a decked area, and a lawned area, with a rear gate giving access to the SINGLE GARAGE and parking space, located within and to the front of a nearby coach house.

AGENTS NOTE - We are advised by the vendors of this property that an annual service charge of approximately £130 is payable to Greenbelt to cover the upkeep and maintenance of communal facilities.

