



TOTAL FLOOR AREA: 1005 sq.ft. (93.3 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 Family House

71 Watkins Way, Bideford, EX39 4FN

Guide Price

£245,000

- 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!!

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

Call 01237 879797

or email bideford@phillipsland.com

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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



Outside

To the front of the house is a gravelled garden area bounded by hedging. To the side of the property is a tarmacadam driveway providing parking space (with unrestricted parking also available on the road in front of the house), leading to the single garage, approximately 18' x 9', with an up-and-over door, power and lighting, and eaves storage. A personal door at the rear of the garage gives access to the enclosed rear garden, which affords a high degree of privacy and includes a paved area, a gravelled area with a superb timber summerhouse, a small pond, and an external tap.

AGENT NOTE: We are advised by the vendor that an annual service charge of approximately £170 is payable to Greenbelt to cover the upkeep and maintenance of communal facilities.



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