



TOTAL FLOOR AREA: 1814 sq ft. (168.5 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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**3 Bed House Garage & Parking**  
82 Watkins Way, Bideford, EX39 4FP

Offers In Excess Of

**£220,000**

- Smart 3 Bedroom (1 Ensuite) House
- Excellent Rental Or Family Home
- Garage & Parking
- Walking Distance To Bideford
- Close to Excellent Amenities
- No Onward Chain

**Looking to sell? Let us value your property for free!**  
Call 01237 879797  
or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

**Directions**  
From Bideford Quay, cross the long bridge and take the first exit at the mini roundabout, passing The Royal Hotel on your right. Continue along this road for a short distance before turning right into Manteo Way. Take the second left into Watkins Way and follow the road through the development. The property will be found on your right-hand side.

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 Hall

**Lounge**  
4.57 x 4.50 (14'11" x 14'9" )

**Kitchen**  
3.73 x 1.83 (12'2" x 6'0")

### Conservatory

### First Floor Landing

**Bedroom 1**  
3.48 x 3.45 (11'5" x 11'3")

### Ensuite

**Bedroom 2**  
3.05 x 2.44 (10'0" x 8'0")

**Bedroom 3**  
2.29 x 2.03 (7'6" x 6'7")

**Bathroom**  
3.77 x 2.26 (12'4" x 7'4")

## Overview

Situated in the sought-after development of Watkins Way, this well-presented home offers a wonderful opportunity for families and investors alike.

With three generously sized bedrooms, a sunny south-facing garden, garage, and parking, this property is ready to move straight into and enjoy.

On entering, you are welcomed by a hallway with a cloakroom/WC to the side and stairs rising to the first floor.

The kitchen is bright and practical, fitted with a range of base and eye-level units, a stainless-steel sink, and a four-ring gas hob with oven below and extractor over. There is also space for a fridge freezer and washing machine, making this a well-designed space for day-to-day living.

The living/dining room is particularly spacious and full of natural light, with plenty of room for family gatherings and entertaining.

French doors open into a rear porch, leading directly to the garden, creating a seamless indoor-outdoor flow.

Upstairs you will find three bedrooms and a family bathroom. The master bedroom includes its own en-suite shower room, while the second bedroom is also a good-sized double. The family bathroom is fitted with a panelled bath, wash basin, and WC.

## Outside

The rear garden is low maintenance, laid with Astro turf, and enjoys a sunny south-facing aspect - a real sun trap in the warmer months.

At the end of the garden is access to the en-bloc garage and an allocated parking space directly in front.

Overall offering an excellent family home also with fantastic letting potential. For more information on renting the property please contact one of the Bideford team for projections.

## Services

All mains connected

## Council Tax band

C

## EPC Rating

C

## Tenure

Freehold

## Viewings

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

