



68 Water Park Road, BIDEFORD, EX39 3RN

Price Guide £425,000

- Detached Family Home
- Converted Living Space
- Garage & Off-Road Parking
- Four Bedrooms
- MUST SEE!
- Popular Residential Development
- Private Corner Plot
- Contemporary Style Living
- Close to Amenities

68 Water Park Road, EX39 3RN

Tucked away in a sought-after residential development, this exceptional detached home has been thoughtfully upgraded by the current owners, setting it apart from the typical four-bedroom property. Beautifully presented and designed for modern family living, No. 68 boasts generous, light-filled living spaces, complemented by a spacious corner plot garden that enjoys sunlight throughout the day. Conveniently located within walking distance of local schools and just a short distance from the town center and amenities, this home offers both comfort and practicality. A standout property—perfect for modern family living.



Council Tax Band: D



Ground Floor

Entrance Hall

A spacious entrance hall welcomes you into the home, offering ample storage for coats and shoes while providing access to the lounge, utility room, and first floor.

Lounge

15'8" x 11'2"

A bright and spacious room featuring a large bay-style window at the front, allowing natural light to flood the space.

Office/Snug

8'0" x 7'1"

A cosy and versatile space, perfect for a home office or an additional living area to suit your needs.

Utility

8'0" x 5'10"

Offering additional worktop space, built-in storage, and room for white goods, making it a practical and efficient utility area.

Open Plan Living

19'10" x 19'6"

A light and spacious open-plan space, the kitchen/diner has been transformed by the current owners to create a truly unique and comfortable living area. The well-appointed kitchen features a range of matching hand and eye-level units, housing a triple oven with a gas-fired five-ring hob and extractor above. Additional highlights include an integrated fridge/freezer, dishwasher, and a sink with drainer. Velux windows flood the space with natural light, while French doors open directly onto the garden.

First Floor

Bedroom One

16'2" x 11'3"

A generous double bedroom with ensuite shower room.

Ensuite

A modern three-piece suite featuring a corner shower cubicle, low-level WC, and a hand wash basin.

Bedroom Two

11'1" x 9'3"

A spacious double room with views overlooking the rear garden.

Bedroom Three

12'2" x 8'2"

A further double bedroom overlooking the rear garden.

Bedroom four

10'0" x 7'10"

A versatile single room, ideal as a home office or hobbies room.

Bathroom

A modern three-piece suite featuring a walk-in shower cubicle, low-level WC, and a hand wash basin with vanity unit below.

Outside

To the front of the property, you'll find a driveway and a small lawned garden, with side access leading to the rear. The large corner plot garden enjoys all-day sun, mainly laid to lawn and bordered by mature hedgerows, shrubs, and a wooden fence. A spacious slate patio wraps around the side of the property, providing access to the garage and creating the perfect spot for al fresco dining. There's also a beautifully presented pond area surrounded by a variety of plants.

Garage

15'11" x 8'2"

The garage is accessed via an up and over door and is fully equipped with electric and lighting.

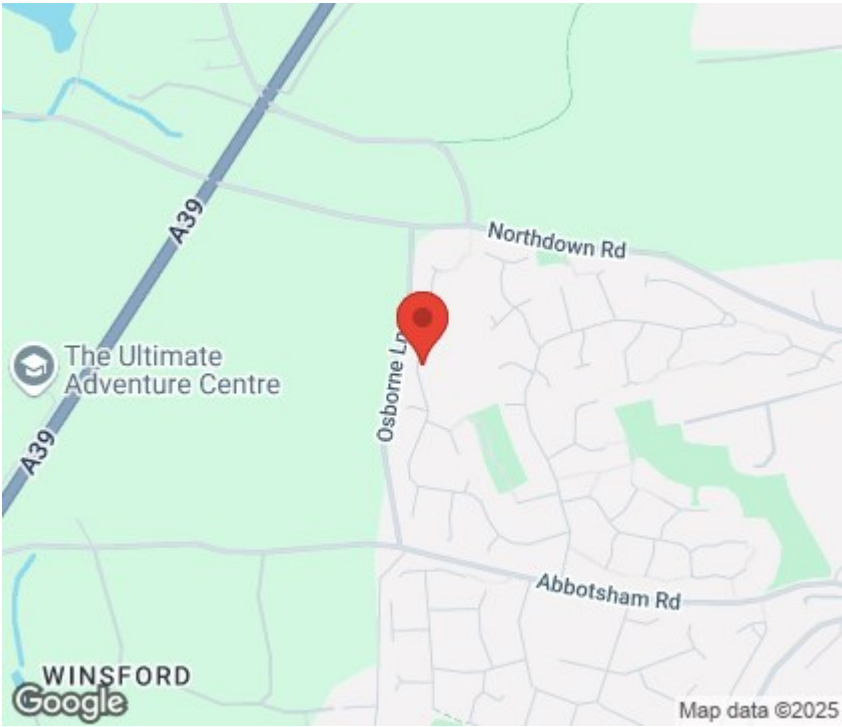
Services

All mains services connected, gas fired central heating.



Directions

From our office on Bideford Quay, head up the High Street to the junction and turn left. Pass the pedestrian crossing and take the immediate right onto Abbotsham Road. Continue along Abbotsham Road, passing Bideford College on your left. After the dip in the road, turn right into Londonderry, then take the next left onto Water Park Road. Follow the road down almost to the bottom, where the property will be on your right-hand side.

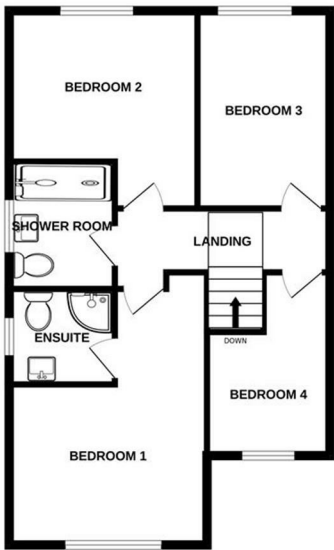
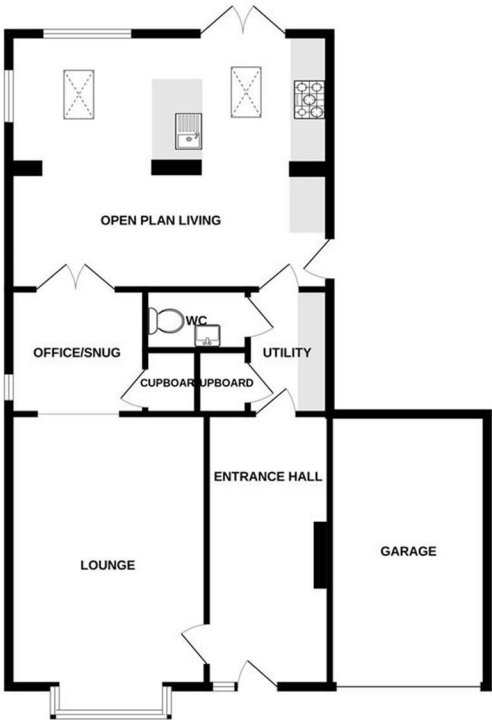


Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	82
England & Wales		EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements