



14 Watkins Way, Bideford, EX39 4FP

Asking Price £155,000

- Ground Floor Apartment
- Popular Residential Development
- Ideal First Home
- Dedicated Parking
- Generously Proportioned Throughout
- Open-Plan Living
- Close to Amenities
- Sound Buy to Let

14 Watkins Way, Bideford EX39 4FP

Introducing to market this low-maintenance, two-bedroom ground floor apartment, ideally positioned for easy access to nearby amenities and enjoying a pleasant outlook towards the River Torridge. Inside, the property offers a bright and sociable open-plan kitchen/living/dining space, two well-proportioned bedrooms, and a modern family bathroom. Outside, you'll find the added benefit of dedicated off-road parking. Whether you're a first-time buyer, a savvy investor, or looking to downsize without compromise, this smart and conveniently located home could be just what you're looking for.



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1



1



B

Council Tax Band: A



Communal Entrance Hall

Welcomes you into the building with private door to the flat.

Entrance Hall

Light and airy hallway, with handy built-in storage space

Lounge/Diner

15'7" x 15'3"

A spacious reception space with a triple aspect window and a Juliet balcony accompanied by double glazed French doors. Distant views towards the River Torridge from the lounge area.

Kitchen

9'4" x 8'7"

Comprised of practical fitted units and a single drainer sink unit. Under the work tops there is a variety of cupboard and drawer storage, accompanied by overhead cabinets. Included is a 4-ring electric hob, electric oven and extractor fan above. Accompanied by a built-in fridge/freezer and existing plumbing for a washing machine.

Bedroom One

11'10" x 11'5"

A good-sized double room with views to the front.

Bedroom Two

8'9" x 8'0"

A comfortable single room with an outlook to the rear.

Bathroom

Well-fitted with a panelled bath and electric shower over, wash hand basin and low level W.C.

Outside

Well kept communal gardens and a dedicated parking space.

Lease Details

Maintenance charge - £1,200 per annum

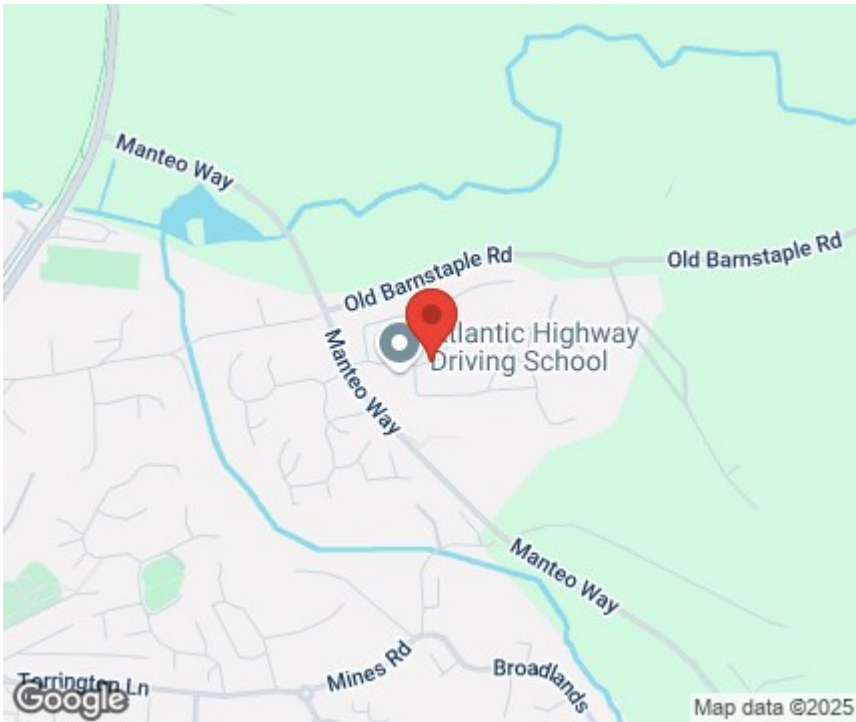
Ground rent - £225.00 per annum.

Services

All mains services connected, gas fired central heating.

Directions

From Bideford Quay, proceed across the long bridge and at the mini roundabout take the first exit onto Barnstaple Street. Continue along this road and take the second turning on the right into Manteo Way. Continue up this road taking the second turning on the left into Watkins Way and the property will be found immediately on the right.



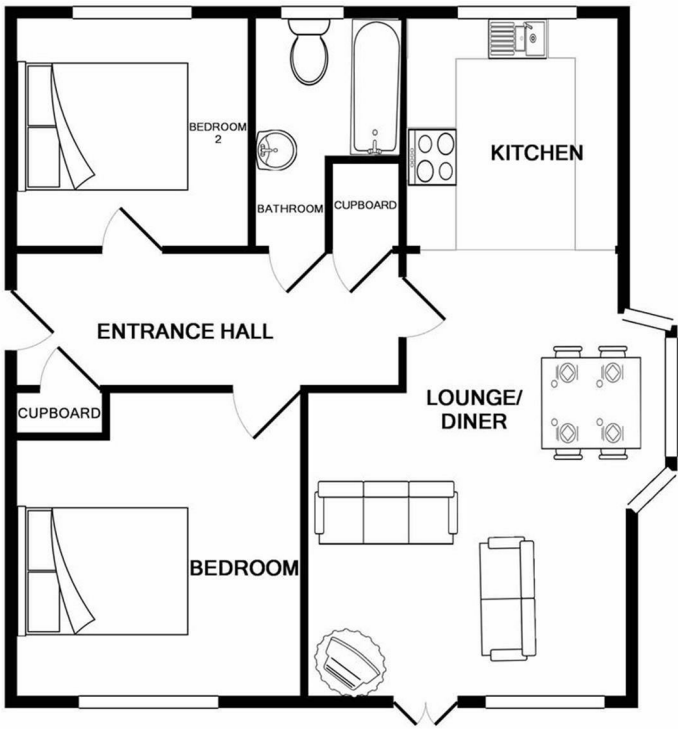
Viewings

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

EPC Rating:

B

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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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