



**90 WATKINS WAY, BIDEFORD, EX39 4FP**

**O.I.R.O £165,000**

An extremely spacious 1 bedroom coach house with the added bonus of a garage and parking space. Conveniently located just a short walk from a local supermarket & being on a bus route connecting you across North Devon. Benefitting from uPVC double glazing and gas central heating.

Located on a popular residential estate in Bideford, this deceptively spacious 1 bedroom coach house is neatly tucked away, whilst being just a short walk to a local supermarket and on the bus route which connects across North Devon.

Stairs rise to the first floor, where an open landing provides access to all accommodation, and is flooded with light via a Velux window.

To the left, you are welcomed by the deceptively large 18'8 x 19'5 open plan living area, with a bright lounge wrapping around to the dining and modern kitchen, this comprises a good array of wall & base level units, electric oven, 4 ring gas hob, and space for all essential appliances.

The bedroom is positioned to the other side of the landing, and is very generous in size with plenty of space for wardrobes and storage, whilst the bathroom is adjacent comprising a bath with electric shower over, WC & pedestal wash basin.

**Service Charge:** There is a service charge payable of £129.00 per annum.

**Services:** Mains electricity, water & drainage

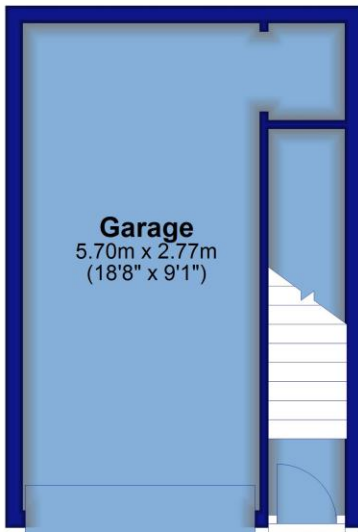
**Energy Performance Certificate:** C (75)

**Council Tax:** BAND B (£1,865.00 per annum)



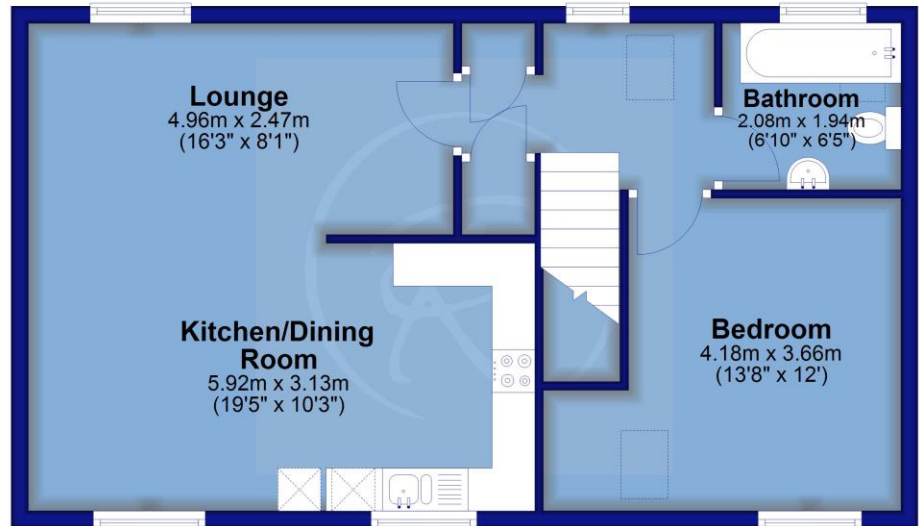
### Ground Floor

Approx. 21.5 sq. metres (231.2 sq. feet)



### First Floor

Approx. 58.1 sq. metres (625.6 sq. feet)



Total area: approx. 79.6 sq. metres (856.7 sq. feet)

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

Office Address

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