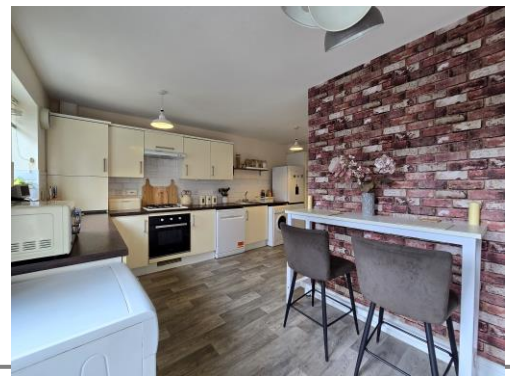


Regency

ESTATE AGENTS



70 WATKINS WAY, BIDEFORD, EX39 4FP

£260,000

A generously proportioned 4 bedroom (master en-suite) modern end terraced townhouse with accommodation arranged over 3 floors including bay fronted lounge, separate dining room & kitchen/breakfast room together with rear garden, garage & parking.

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Nicely positioned, away from the main route through the development, 70 Watkins Way provides spacious accommodation over 3 floors whilst benefiting from gas fired central heating & uPVC double glazing.

This adaptable 4 bedroom family home is conveniently located within a reasonable walking distance each of the nearby primary school whilst also having a regular bus route & Tesco supermarket close by.

The ground floor comprises an L shaped kitchen/breakfast leading onto the rear garden, together with a separate dining room which could potentially be repurposed as a home office, play room or 5th bedroom.

A comfortable lounge with bay window is located on the first floor alongside the first of 3 double bedrooms and the family bathroom.

To the second floor are two further double bedrooms, one en-suite, together with the 4th single bedroom.

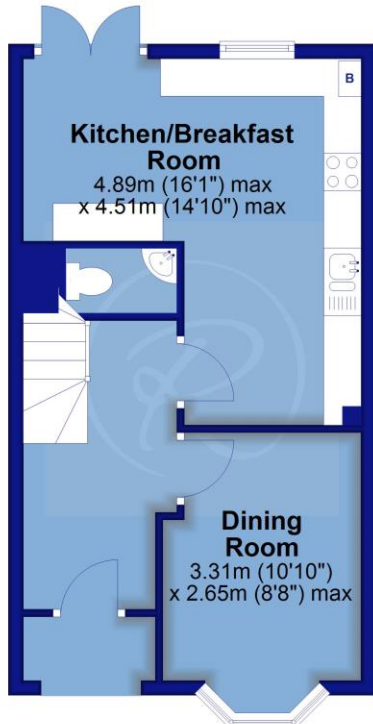
Externally, the rear garden is predominantly level with a patio area and lawn together with raised timber decking whilst a few steps away is the garage (19 x 8'7 (5.79m x 2.61m) and off road parking space.

Services: All mains services are connected
Energy Performance Certificate: C (80)
Council Tax: BAND C (£2,131.43 per annum)



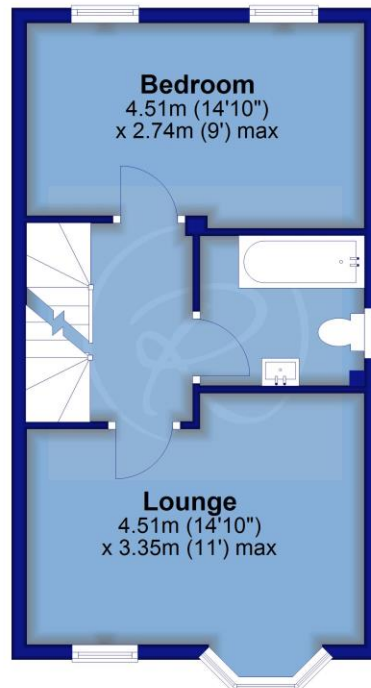
Ground Floor

Approx. 35.8 sq. metres (385.6 sq. feet)



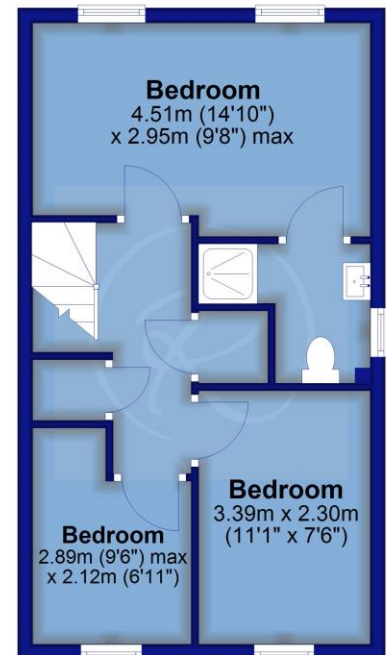
First Floor

Approx. 37.3 sq. metres (401.2 sq. feet)



Second Floor

Approx. 37.4 sq. metres (403.0 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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