



**105 WATKINS WAY, BIDEFORD, EX39 4FN**

**£155,000**

A well maintained 2 bedroom ground floor apartment, recently redecorated and ready to move into. Benefits include gas central heating with a new boiler (installed Jan 2024), uPVC double glazing, and allocated parking. Offered with no onward chain in a convenient Bideford location.

This well-maintained, modern two-bedroom ground floor apartment is "move-in ready," having recently undergone full redecoration and being offered with no onward chain.

The property benefits from gas-fired central heating via an Ideal combination boiler installed in January 2024, as well as uPVC double glazing throughout. To the rear of the building, there is an allocated off-road parking space, providing convenient and secure parking.

The accommodation itself flows naturally from a welcoming entrance hallway leading to a spacious open-plan living/dining area and a modern fitted kitchen. There are two well-proportioned bedrooms and a bathroom with contemporary fittings.

Situated in a popular and well-established residential area within easy reach of Bideford town centre, local amenities, and public transport links, this property would make an ideal first-time purchase, investment opportunity, or downsizing option.

**TENURE:** Leasehold – The balance of a 999-year lease from 2010. Annual service charge of £1,255.80 covering buildings insurance, maintenance and upkeep of communal areas. An estate service charge is also in place for the upkeep of common parts & play areas; for 2025 this amounted to £168.75

**Services:** All mains services are connected

**Energy Performance Certificate:** C (79)

**Council Tax:** BAND B (£1,963.91 per annum)



## Ground Floor Apartment

Approx. 62.2 sq. metres (670.0 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be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.