



TOTAL FLOOR AREA : 2005 sq.ft. (186.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Large Family House

28 Water Park Road, Bideford, EX39 3RB

Guide Price

£380,000

- Large Plot Spacious Gardens
- 4 DOUBLE BEDROOMS
- Large Conservatory With Views
- Spacious Family Home
- Driveway Parking & Garage
- Available With No Onward Chain
- MUST BE VIEWED

Directions

From the Quay proceed up the High Street, at the top bear left and take the first turning on the right into Abbotsham Road. Proceed past the Hospital on your right and Bideford College on your left further along. As you enter the outskirts of the town the entrance to Londonderry Farm will be found on the right. As you enter Lane Field Road take the first left follow this road for about 400 yards onto Water Park Road where the property is located. Number 28 is on the right hand side.

Looking to sell? Let us
value your property
for free!

Call 01237 879797

or email bideford@phillipsland.com

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First time to the market since this property was built. A spacious detached 4 bedroom family home in a popular residential location now with the added benefit of a large conservatory. With a spacious plot (one of the largest in its development) which overlooks the play park to the rear. Private, secluded, quiet and a MUST VIEW!

The property is a well laid out four bedroom detached house which is ideal for a growing family. Having been extended with a large conservatory that creates an extra reception room to the property and brings with that great versatility. Whether you use the space as a further entertaining room, play room or spot to work from home.

The kitchen is separate to the dining room with a further large lounge, extending over 7 m. A spacious and adaptable family home with great sized rooms perfect for socialising and hosting extended family and friends.

Upstairs, there is a selection of four bedrooms and the family bathroom. All of the four bedrooms are spacious, and in their own right double bedrooms.

The property is in a highly sort after location of the ever popular Londonderry farm estate. Renowned for its excellent access to schools, Bideford town, great travel links and much more. You have a direct access to the A39 Atlantic Highway excellent for traveling for work or pleasure.

The dramatic North Devon coast is within easy reach only 10 mins, with fantastic walks along the SW Coastal Path, renowned locally. The market town of Bideford is only 5 mins with a plethora of restaurants, cafes, shops, pubs, eateries and local artisan shops. This together with a variety of superstores, national restaurant chains and the every day well recognised desirable businesses you'd want and expect.

Many schooling facilities both primary and secondary schooling with excellent OFSTED ratings to suit all ages. Overall, this property offers an excellent opportunity to acquire a fantastic family home in a popular position. Be sure to contact the Bideford team without delay to arrange your viewing appointment.

Services

All mains connected

Council Tax band

C

EPC Rating

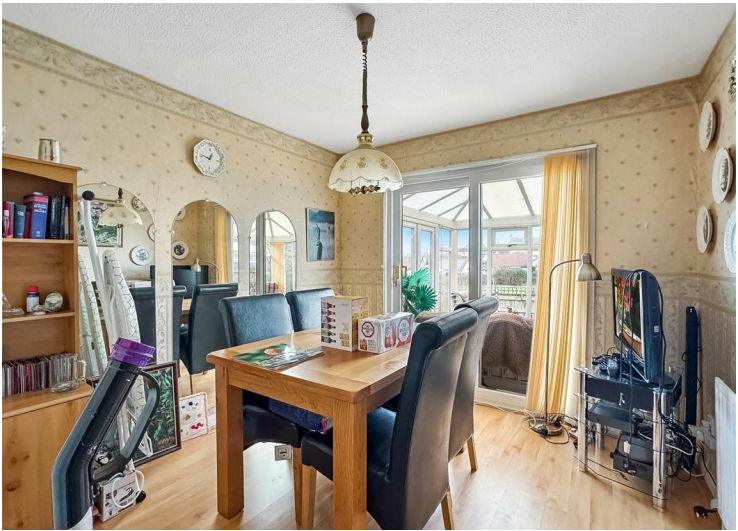
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Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797 Or, out of usual office hours contact Edward on 07772363674



Outside is where this property excels further, thought to be one of the largest plots on the estate with an extra large front lawn area which could be made into more parking if needed. There is a driveway and level access to the garage with up and over door.

Side access leads to the rear of the property which is a fully enclosed garden with views over the neighbouring play-park. There are many spots to sit out and enjoy most of the days sunlight with a raised patio area is perfect for alfresco dining.

For more information on this fantastic property, please don't hesitate to contact the Bideford team to arrange your viewing appointment.

Room list:

Entrance Hall

Lounge

7.47 x 3.86 (24'6" x 12'7")

Kitchen

4.20 x 3.33 (13'9" x 10'11")

Dining Room

3.27 x 3.33 (10'8" x 10'11")

Conservatory

First Floor Landing

Bedroom 1

4.03 x 3.52 (13'2" x 11'6")

Bedroom 2

3.44 x 3.52 (11'3" x 11'6")

Bedroom 3

3.55 x 3.32 (11'7" x 10'10")

Bedroom 4

3.92 x 2.66 (12'10" x 8'8")

Family Bathroom

Garage

