



5 Water Park Road
Bideford, Devon EX39 3RB

Price Guide: £299,950

HARDING & CO
ESTATE AGENTS & VALUERS

A well situated three bedroom detached bungalow with conservatory, spacious integral garage with driveway, attractive level and fully enclosed gardens. The accommodation also includes a large lounge, shower room and well-equipped kitchen, gas central heating and uPVC windows and doors. The property is very well maintained throughout but offers scope for some cosmetic improvement.

The bungalow is being offered with no on-going chain.

Water Park Road is part of the Londonderry Farm Development situated on the fringes of the market town and port of Bideford. Bideford is a thriving market town with a working port and historic pannier market. It sits on the banks of the River Torridge and offers a wide range of amenities including a range of shops, clubs, bars and restaurants along with infants, primary and secondary schools. The North Devon coast is approximately 3 miles distance and offers a range of leisure pursuits including coastal walks, surfing and water sports together with a long sandy beach at Westward Ho! the regional centre of Barnstaple is approximately 10 miles. The A361 North Devon Link Road provides access to Junction 27 of the M5 and the national road network beyond.

5 Water Park Road is a well-presented home that has been loved and well maintained during its time. It has the benefit of a larger than average integral garage and two adjoining conservatories with central heating – a lovely spot overlooking the garden. The property is well situated with a very pleasant outlook over a lovely green space at the front.

Services: All mains' services connected including gas central heating.

Energy Performance Certificate: C

Council Tax Banding: C

Directions: From our offices along 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 and then the first driveway on the left-hand side leads to number 5.





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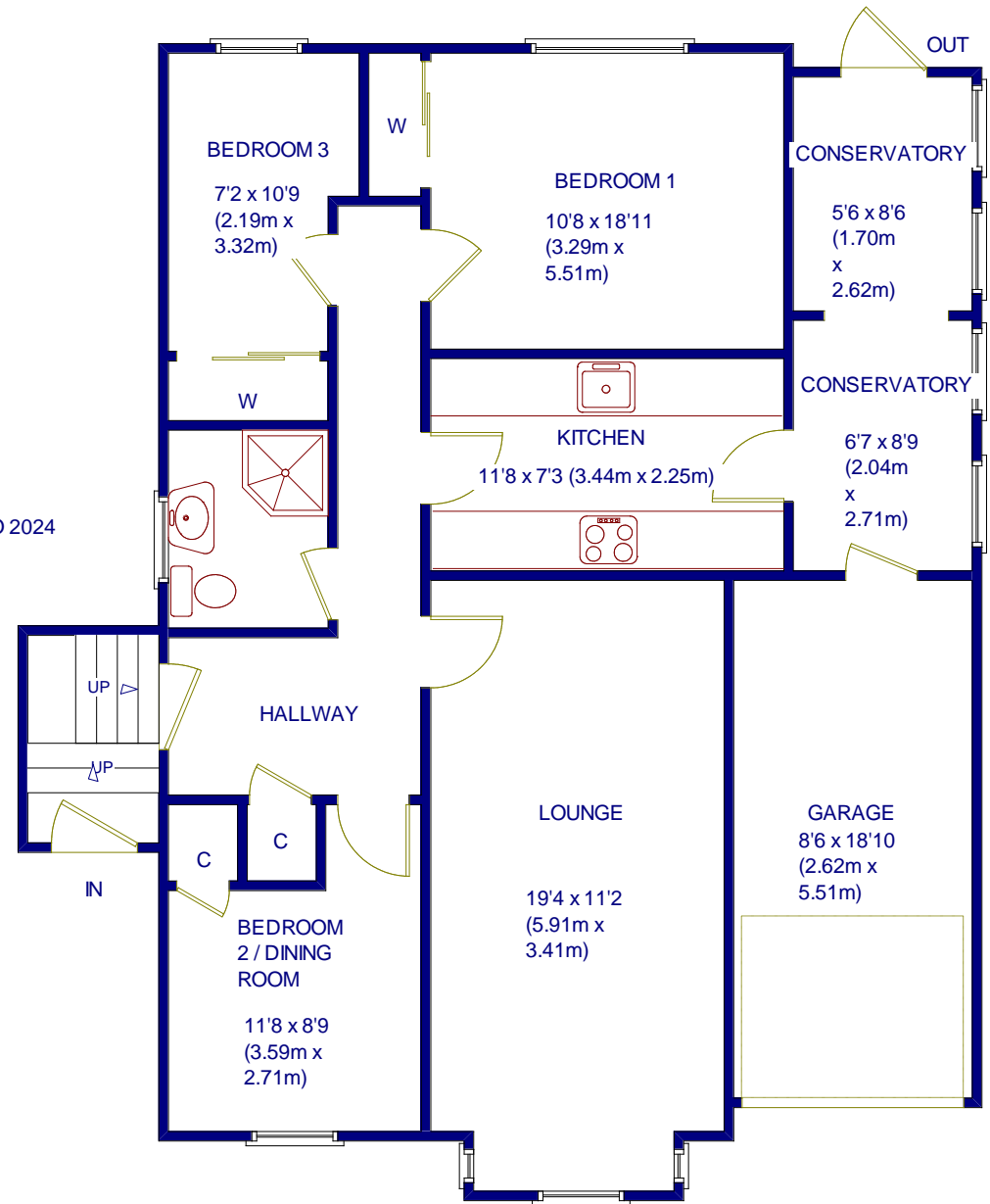
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NOT TO SCALE



MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

