



TOTAL FLOOR AREA: 801 sq.ft. (74.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plans, dimensions, areas and descriptions, no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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## Directions

From Bideford quay front, depart in a southerly direction, crossing the Old Bridge, whereby at a roundabout turn left, and continue along this road, passing Tamar Trading Builders Merchants on your right. Thereafter turn right into Manteo Way, taking the 2nd left into Watkins Way, and immediately turn left into Donn Gardens. proceed around a right hand bend, after which the house will soon be found on your right hand side, accessed by a pedestrian walkway.

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

Call 01237 879797  
or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

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Guide Price

**£224,995**

## A Well Presented Modern House

18 Donn Gardens, Bideford, EX39 4FR

- Modern Mid Terraced House
- Well Presented
- Gas Fired Radiator Central Heating
- 3 Bedrooms (master en-suite)
- Garage and Parking
- Close to Amenities
- PVC Double Glazing
- Front and Rear Gardens
- No Onward Sales Chain!!



## Room list:

**Entrance Porch and Hall**

**Ground Floor WC**

**Kitchen**

3.71m x 2.18m (12'2" x 7'2")

**Living Room**

4.57m maximum x 4.50m maximum  
(15' maximum x 14'9" maximum)

**Master Bedroom**

3.48m maximum x 2.57m maximum  
(11'5" maximum x 8'5" maximum)

**En-Suite**

**Bedroom 2**  
3.05m x 2.44m (10' x 8')

**Bedroom 3**  
2.29m x 2.03m (7'6" x 6'8")

**Family Bathroom**

1.93m x 1.68m (6'4" x 5'6")

## Overview

18 Donn Gardens is a well presented modern 2 storey mid terraced house, boasting PVC double glazing and gas fired radiator central heating, located within a popular residential location, within a pedestrianised walkway affording easy access to local amenities. Phillips Smith and Dunn as selling agents state that they think that this property is ideally suited for first time buyers, or alternatively as a family residence. Available to the market with no onward sales chain, your early internal inspection is advised to avoid disappointment!!!

Briefly the accommodation provides a canopy entrance porch leading to an entrance hall, off of which is a ground floor WC, and a staircase leading to the first floor. To the front of the house is a well appointed kitchen, with ample storage, some integral appliances, and further appliance space. To the rear of the house is a warm and welcoming living room, with double doors to the rear garden, and a useful storage cupboard. To the first floor are 3 bedrooms - the master having en-suite facilities, along with a family bathroom.

Bideford is set upon the banks of the River Torridge. It offers a wide range of amenities, including shops, schools for all ages, and leisure facilities. The Tarka Trail, a well-known walking and cycling route, passes through the town and provides stunning views of the river and surrounding countryside. The A39, also known as the Atlantic Highway, offers easy access to Barnstaple which is North Devon's regional centre, home to the area's main shopping, business, and commercial venues.

## Services

All Mains Services Available

## Council Tax band

C

## EPC Rating

C

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on  
01237 879797

