



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C		74	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



An immaculately presented 4 bedroom detached house situated on the popular Londonderry Estate with a large Kitchen/Family room and extensive rear garden together with a single garage and double driveway parking.



BLaK Property, 32 Bridgeland Street, Bideford, Devon, EX39 2PS  
**Sales** 01237 423888 **Lettings** 01237 471855  
**Email** bideford@blakproperty.co.uk  
**Website** www.blakproperty.co.uk



68 Water Park Road, Bideford, Devon,  
 EX39 3RN | £430,000

**Situation:** Bideford is a peaceful olde worlde market town on the River Torridge. The main district is on the west bank and its narrow streets filled with white painted houses sprawl from the working quay, up the slopes to the outer suburbs. A former historic port town, Bideford is a great place to explore, whether it's a trip to the shops or a restaurant outing there's something for everyone. The town also champions sports at a grassroots level with both the local rugby and football teams having healthy followings. All the amenities you'll ever need are to be found within easy reach of Bideford. To the north are the coastal towns of Westward Ho!, Appledore and Northam, all of which will figure in your day-to-day routines if you enjoy the sea or the outdoor life. Northam boasts a brilliant indoor swimming pool and gym.

68 Water Park Road is situated on the popular Londonderry Estate and the property offers a vast range of space with the property being presented in immaculate condition throughout. From entering the property you are welcomed by a large entrance hall with stairs rising to the first floor. You will also find the living room with bay window, office/snug and useful Utility Room as well as what we would say is the main feature of this house, the large and bright Kitchen/Family Room. This room offers plenty of space together with an island providing breakfast bar seating area as well as having space for a sofa and large dining room table.

To the first floor you will find 4 bedrooms (3 of which are doubles) with bedroom 1 having the advantage of an en-suite shower room and the other rooms being served by a modern family bathroom.

At the rear of the property is a large fully enclosed garden. The garden here extends to both sides of the property allowing you to have more space to enjoy the outdoors. There is a large area of grass and also areas of patio together with a fish pond. To the front of the property is off road parking for 2 vehicles and a single garage.

From Bideford Quay proceed up the main High Street turning left at the very top and take the first right hand turning onto Abbotsham Road. Continue on this road passing Bideford College on your left hand side and the entrance to 'Harlseywood' on your right hand side. Take the next right hand turning just before the traffic lights onto Lane Field Road. Take the first left hand turning and follow this road where number 68 will be found on your right hand side just before you reach Four Acres.

**Entrance Hall 15'7" (4.75m) x 7'10" (2.39m):** A spacious and welcoming entrance hall with wood effect flooring and stairs rising to the first floor.

**Lounge 15'8" (4.78m) x 11'2" (3.4m):** A good size room with feature bay window overlooking the front garden with opening into:

**Office/Snug:** A lovely comfortable space which is currently being used as a home office but will also feature nicely as a cosy snug area. Door with access to a useful store cupboard. Double glazed doors leading to:

**Open Plan Kitchen/Diner 20'7" (6.27m) x 18'5" (5.61m):** This room is very much the heart of the home and offers a great space for cooking and entertaining. The kitchen area offers a range of cream cupboards at both base and eye level with wood effect worktops with black Belling rangemaster effect cooker with 5 ring gas hob and extractor hood. There is a central island with black inset sink together with breakfast bar seating. The kitchen offers built in dishwasher together with a built in fridge/freezer. There are 2 large velux windows allowing natural light to flood into the room together with a seating area and ample space for a large dining room table. Patio doors open up to the rear patio whilst there is also a side door leading out onto a further patio with access to the garage.

**Utility Room 8'1" (2.46m) x 4'8" (1.42m):** With matching cupboards and worktops to the kitchen together with matching black inset sink. There is space and plumbing for a washing machine and tumble drier. Useful storage cupboard and access to the WC.

**WC 6'0" (1.83m) x 3'7" (1.09m):** Low Level WC with wash basin.

**1st Floor landing :**

**Bedroom 1 16'9" (5.11m) Max x 11'3" (3.43m) :** A good sized master room located at the front of the property with ample space for wardrobes.

**En-suite 5'9" (1.75m) x 5'4" (1.63m) :** A modern part tiled shower room comprising of a low level WC, wash basin and a corner shower enclosure with aquaboarding.

**Bedroom 2 12'3" (3.73m) x 11'1" (3.38m) :** A double room located at the rear of the property overlooking the rear garden.

**Bedroom 3 12'3" (3.73m) x 8'3" (2.51m) :** Located at the rear of the property with plenty of space for a double bed.

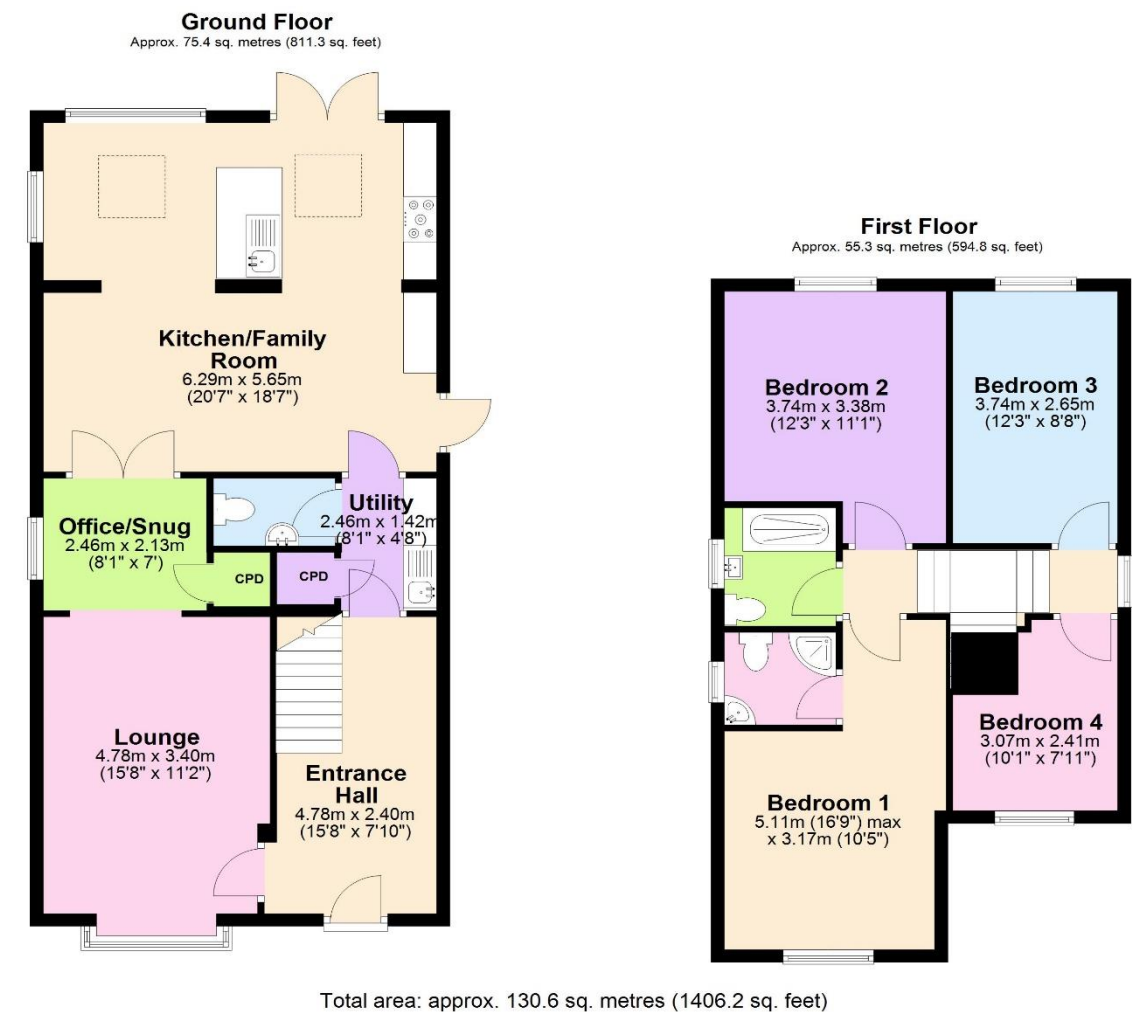
**Bedroom 4 10'1" (3.07m) x 7'11" (2.41m):** A good sized 4th bedroom which can be used as either a single room or as a office/hobby room.

**Family Bathroom :** A modern shower room with mosaic tiled effect vinyl flooring comprising of a low level WC, vanity wash basin and large shower enclosure.

**Garage 16'0" (4.88m) x 8'0" (2.44m) :** A single garage with useful attic storage. There is a single up and over door at the front with a pedestrian door at the rear. The gas fired combination boiler is also located in the garage.

**Outside :** To the front of the property is a double driveway providing off road parking for 2 vehicles together with areas of stone chippings and grass with a beautiful cherry blossom tree.

To the rear of the property is a large fully enclosed garden. There is an extensive area of lawn together with a large patio area which is accessed from the patio doors which overlooks the pond. There is further patio space to the side of the property with access to the single garage.



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