



75 WATER PARK ROAD, BIDEFORD, EX39 3RN

£390,000

A well maintained 4 bedroom detached house situated in a popular location and offering comfortably sized accommodation with the benefit of gas central heating & uPVC double glazing. This warm family home includes 2 reception rooms & conservatory together with generous garden, double garage & drive.

Water Park Road will be found nestled on the popular Londonderry development with No75 offering well proportioned accommodation and benefiting from gas fired central heating & uPVC double glazing.

Comprising of 4 bedrooms (3 doubles), 2 reception rooms and conservatory together with kitchen & utility this is a great family home complimented by good sized, west facing rear garden.

The property has been in the same ownership for the past 35 years and will be found in good order throughout, a lovingly maintained and warm family home through the years. Whilst being ready for immediate occupancy, No75 does also offer great potential, with there being scope to create a contemporary open plan kitchen/dining/living area by combining the existing rear rooms and conservatory.

The four first floor bedrooms overlook the front & rear respectively with a family bathroom and en-suite to the master bedroom.

To the rear of the property, the generous garden features patio seating areas together with a good sized and gently undulating lawn bordered to one side by established trees & bushes. In addition, the double garage & driveway provides excellent parking options, to the front of the property.

Services: All mains services are connected

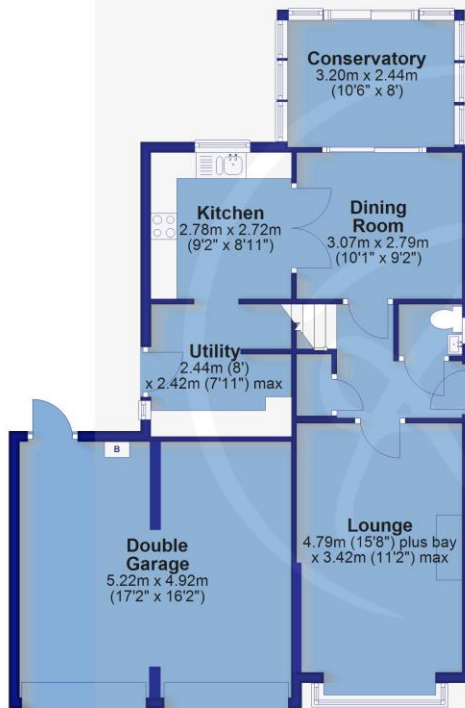
Energy Performance Certificate: D (63)

Council Tax: BAND D (£2,525.02 per annum)



Ground Floor

Approx. 82.0 sq. metres (882.4 sq. feet)



First Floor

Approx. 53.8 sq. metres (579.6 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.

Office Address

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