



3 WATER PARK ROAD, BIDEFORD, EX39 3RB

£295,000

A 2 bedroom detached bungalow offering well presented accommodation including comfortable lounge, large conservatory and modern kitchen whilst benefiting from uPVC double glazing, gas central heating & PV solar panels together with attractive rear garden, garage & driveway parking.

No3 Water Park Road is a well-presented 2 bedroom detached bungalow, one of just three properties set along a private drive and enjoying an attractive outlook over the green opposite.

Offering well proportion accommodation, the property comprises a well-appointed kitchen, a comfortable lounge, and a conservatory extension that provides both a dedicated dining area and additional seating space, all benefitting from views over the rear garden.

Each of the 2 bedrooms are doubles, positioned to the front of the property and taking advantage of the pleasant outlook towards the green, whilst the stylish shower room features a contemporary walk-in enclosure.

The bungalow benefits from UPVC double glazing & gas fired central heating throughout whilst further benefiting from solar panels with a feed-in tariff.

Externally, the rear garden is predominantly laid to lawn and complemented by seating areas and a variety of established flowers, shrubs, and bushes. To the side, there is a single garage with an electric roller door, together with driveway parking for one vehicle.

Situated within the established & highly regarded Londonderry development, early viewing is strongly recommended to fully appreciate the accommodation and setting.

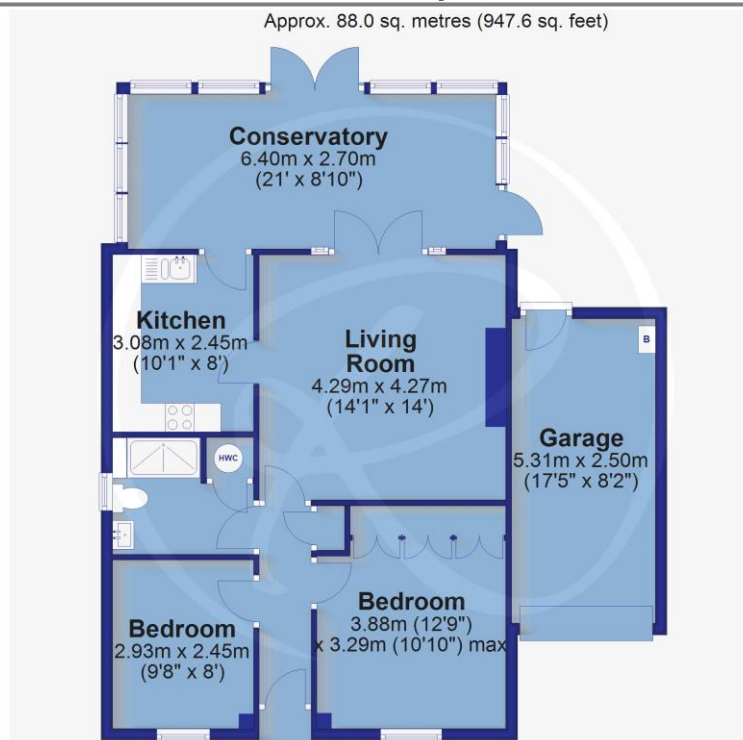
Services: All mains services are connected
PV Solar Panels (owned outright)

Energy Performance Certificate: B (85)

Council Tax: BAND C (£1,865.00 per annum)



Approx. 88.0 sq. metres (947.6 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.