



Dorridge, 35 Water Park Road, Bideford, EX39 3RB
Guide Price £267,500



Dorridge, 35 Water Park Road, Bideford, North Devon EX39 3RB

Pleasantly set within this popular residential development, is this well-presented PVC double glazed and gas centrally heated 3 bedroomed detached house with large conservatory, front garden with a double width driveway, a southerly facing rear garden and a single garage. Internal inspection advised to avoid disappointment!

- 18ft Lounge with bay window
- PVC double glazing
- Large conservatory
- Gas fired central heating
- Double width Driveway parking
- Single Garage with adjacent potting shed
- Southerly facing rear Gardens
- Pleasant open outlook to the front
- An ideal family residence!!

Dorridge comprises a detached PVC double glazed and gas centrally heated house which is well presented to the market, ideally suited to provide a comfortable family residence. In brief, the accommodation comprises: entrance hall with a cloakroom off, living room with doors through to a spacious conservatory and a fitted kitchen. On the first floor are 3 bedrooms and a bathroom. There are front and rear gardens with double width driveway parking, along with a single garage, as well as a potting shed.

Bideford town boasts a historic working Quay and Port and benefits from Doctors and Dental surgeries, a good range of Schooling, a nearby Hospital and an excellent range of shopping facilities and amenities within easy reach. The coastal resort of Westward Ho! famed for its sandy beach, surfing and adjoining golf course, is within 3 miles. The A39 North Devon Link Road provides access to the regional centre of Barnstaple, about 9 miles distant and the area's administrative centre, offering all the main shopping, business, commercial opportunities, as well as leisure pursuits.

The accommodation comprises **(for measurements, which are approximate, see floor plan):**

Open front porch with PVC double glazed entrance door with adjacent courtesy light giving access to: **Entrance Hall:** Staircase to first floor with large, useful under stairs storage cupboard. Telephone point. Concealed radiator. Carpet.



Cloakroom: PVC wash hand basin with tiled splash backing. Panelling to dado height, radiator, laminate flooring.

Living Room: A most spacious room with a deep PVC double glazed bay window to front elevation, a coal effect electric fire set in a wooden surround, coved ceiling, TV aerial point, 2 radiators, carpet. 2 glazed doors give access to:

Conservatory: Of PVC double glazed construction on a dwarf wall, underfloor heating, radiator, laminate flooring, doors to garden.

Kitchen: Part glazed door and matching window to conservatory. Fitted with a range of matching units with worktops over comprising inset 1.5 bowl stainless steel sink unit, with mixer taps with cupboards under and waste disposal unit. Range of matching units with work surfaces over. Matching wall units. Tiled splashbacks. Fitted double oven with microwave over, adjacent hob with canopy style cooker hood over, fitted fridge, space and plumbing for washing machine/dishwasher. Downlighting. Laminate flooring with underfloor heating.

First Floor Landing: PVC double glazed window to front elevation with views across rooftops, ceiling trap with loft ladder to loft space which is part boarded with lighting. Carpet.

Bedroom 1: PVC double glazed window to rear elevation with rural views across rooftops. Coved ceiling. Fitted mirror fronted wardrobes with hanging rails and shelving. Radiator. Carpet.

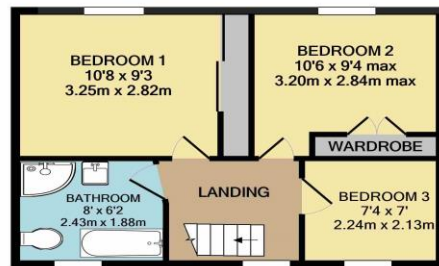
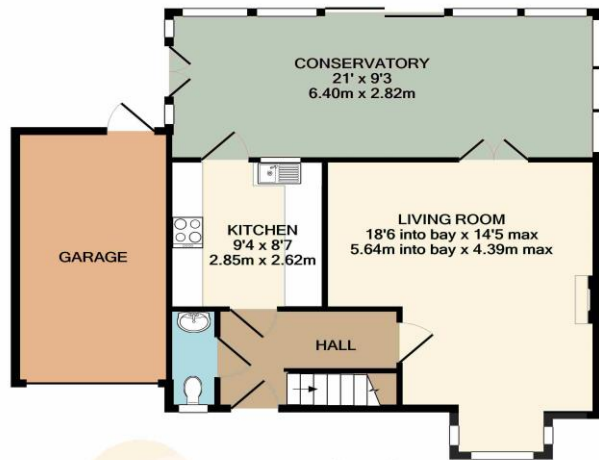
Bedroom 2: PVC double glazed window to rear elevation. Fitted wardrobe with hanging rail and shelving. Coved ceiling. Radiator. Carpet.

Bedroom 3: PVC double glazed window to front elevation with rural views across rooftops. Coved ceiling. Radiator. Carpet.

Bathroom: PVC double glazed window to front elevation. Fitted with a suite comprising panelled bath with mixer shower fitment. Glazed corner shower cubicle with shower fitment. Low level flush WC. Wash basin. Tiled splashbacks. Chrome heated towel rail. Vinyl flooring.

Outside: The front garden is mainly laid to lawn, with a mature tree and a double width tarmac driveway provides parking and leads to the attached **Garage** 17' 4" x 8' 2" with metal up and over door, mezzanine storage area, power and lighting and part glazed personal door to the rear garden. There is an adjacent Potting Shed with doors to front and rear. The rear garden is southerly facing, being terraced and features a large paved patio with pergola over and gravelled areas attractively interplanted with a variety of mature shrubs along with a further decked area – the whole affording a high degree of privacy.





1ST FLOOR
APPROX. FLOOR
AREA 357 SQ.FT.
(33.2 SQ.M.)
TOTAL APPROX. FLOOR AREA 1065 SQ.FT. (98.9 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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General: Council Tax: Band C

Tenure: Freehold

Services: All Mains Services connected

Directions: From Bideford Quay, proceed up the main High Street taking the left hand turning at the very top. Take the first right hand turning onto Abbotsham Road and after about one mile, turn right into Lane Field Road. Turn first left into Water Park Road and the property will be found on the left-hand side with a number plate and for sale board clearly displayed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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