



22 Watkins Way
Bideford, EX39 4FP

 **seldons**
estate agents

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A well presented, purpose built 2 Bedroom Second Floor Apartment. Enjoying river views, the property is light and airy throughout and benefits from gas fired central heating, UPVC double glazing. Allocated parking space. Large Living/Dining Room. Modern kitchen and bathroom. EPC B

- 2nd floor apartment
- Kitchen/Living/Dining Room
- Gas Fired Radiator Heating
- River views
- Available early September
- 2 bedrooms
- Bathroom
- PVCu Double Glazed Windows
- Allocated parking

Entrance Hall Intercom phone, built-in storage cupboard with electric heater, further built-in shelved storage cupboard, coved ceiling.

Bedroom 1: Telephone point, TV point. UPVC double glazed window enjoying river views.

Bedroom 2: TV point, telephone point, coved ceiling, radiator. UPVC double glazed window.

Bathroom: 3-piece White suite comprising wash hand basin with, low level WC and bath with electric shower. electric shaver point, mirrored vanity cabinet. Obscure UPVC double glazed window.

Open-Plan Lounge / Dining / Room / Kitchen
Kitchen Area: Well fitted with Modern black cabinets, wood



effect work surfaces with inset stainless sink. Built-in electric oven and gas hob with extractor canopy over, space and plumbing for washing machine. UPVC double glazed window.

Usual references required. No housing benefit tenants, no pets, no smokers. Children considered. Unfurnished

Services: Mains water, electric and gas.

Council Tax Band B

Deposit: 1 month upfront (subject to circumstances)

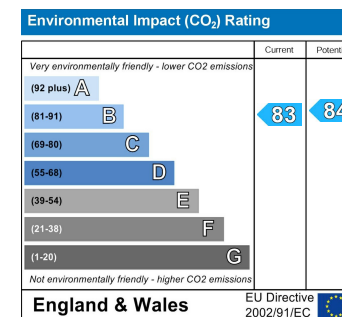
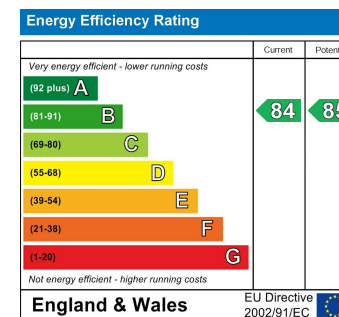
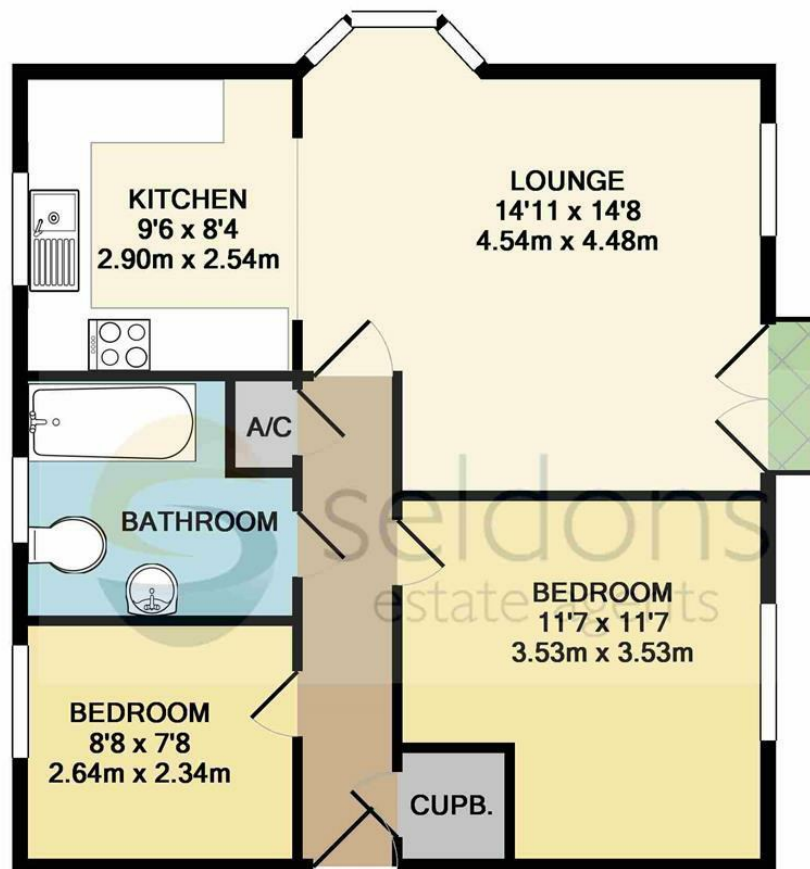
Rent: 1 months rent payable in advance

Application Fees: £90 inc VAT per person

£42 inc VAT (lease renewal charge)

Directions: From Bideford Quay, proceed over the Old Bideford Bridge turning left at the mini roundabout in the direction of Barnstaple. Take the 2nd right hand turning onto Manteo Way and take the 2nd left into Watkins Way. No. 22 will be found on your left hand side displaying a number plate and To Let notice.





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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