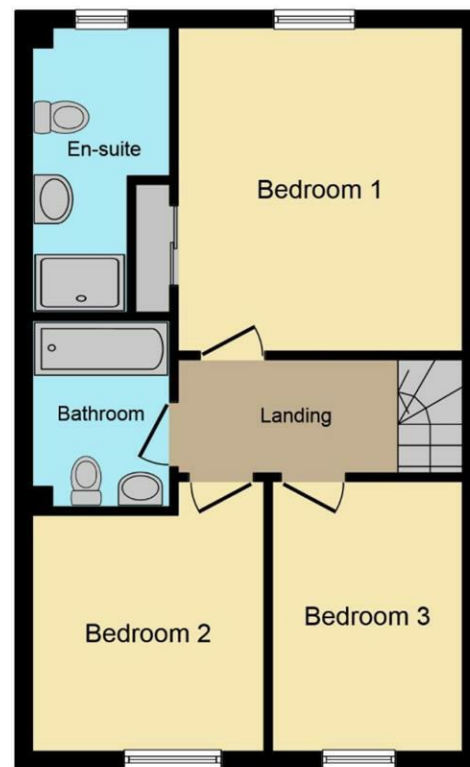


**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## 3 Bed House - Semi-Detached

10 Birdwood Crescent, Bideford, EX39 3TA

Guide Price

**£250,000**

- Semi Detached In Sought After College Park, Bideford
- 3 Bedrooms (Master with En-suite)
- Bright Lounge & Modern Kitchen/Diner
- UPVC Double Glazing & Gas Central Heating
- 2 Allocated Parking Spaces
- Close To Schools, Shops & Town Centre
- Built Approx. 9 Years Ago – Move-In Ready
- Perfect For Families, Professionals Or Investors
- No Onward Sales Chain

**Looking to sell? Let us  
value your property  
for free!**

Call 01237 879797

or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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## Overview

Set within the desirable College Park development, this modern 3-bedroom semi-detached home is an excellent first family home or investment opportunity.

Built around 9 years ago, it offers stylish interiors and a convenient location close to schools, shops and Bideford Town Centre.

The accommodation includes a bright lounge, a contemporary kitchen/diner with French doors to the garden, and a spacious master bedroom with en-suite. With UPVC double glazing and gas central heating, the property is efficient and comfortable year-round.

Outside, the east-facing rear garden provides a private space for relaxing or entertaining, while two allocated parking spaces sit to the front.

Well located for local amenities, commuter routes and North Devon’s coast, this move-in-ready home is sure to attract strong interest – early viewing recommended.

## Services

All mains connected.

## Council Tax band

C

## EPC Rating

C

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on  
01237 879797



## Outside

Bideford is a historic market town on the River Torridge, offering a mix of independent shops, restaurants, and community spirit.

The Pannier Market and working quay reflect its heritage, while nearby towns such as Westward Ho!, Appledore and Northam provide access to beaches, outdoor pursuits and leisure facilities.

With easy links to the Atlantic Highway (A39) and regular bus services to Barnstaple and surrounding coastal towns, Bideford is both well-connected and a great base for exploring North Devon.

For more information about this property or to arrange a viewing appointment please don't hesitate to contact the Bideford team.



## Room list:

### Entrance Hall

### Lounge

4.66 x 4.35 (15'3" x 14'3")

### Kitchen Diner

4.66 x 3.70 (15'3" x 12'1")

### Utility Space

1.86 x 0.98 (6'1" x 3'2")

### Ground Floor WC

### Bedroom 1

2.91 x 2.90 (9'6" x 9'6")

### Bedroom 2

3.54 x 2.63 (11'7" x 8'7")

### Bedroom 3

3.54 x 2.09 (11'7" x 6'10")

### Bathroom