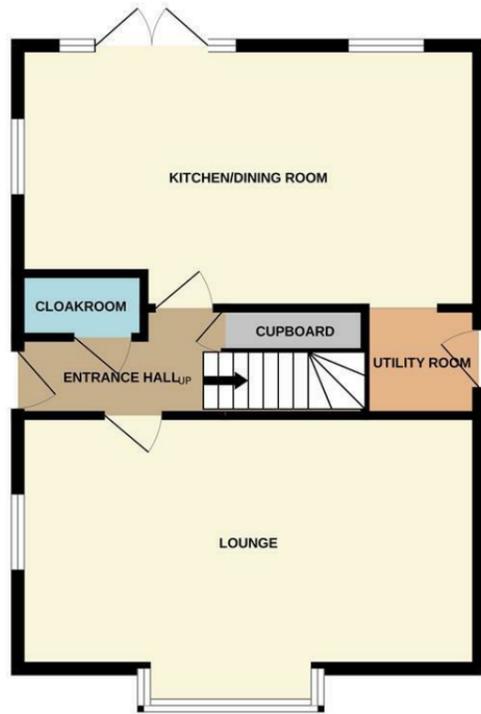
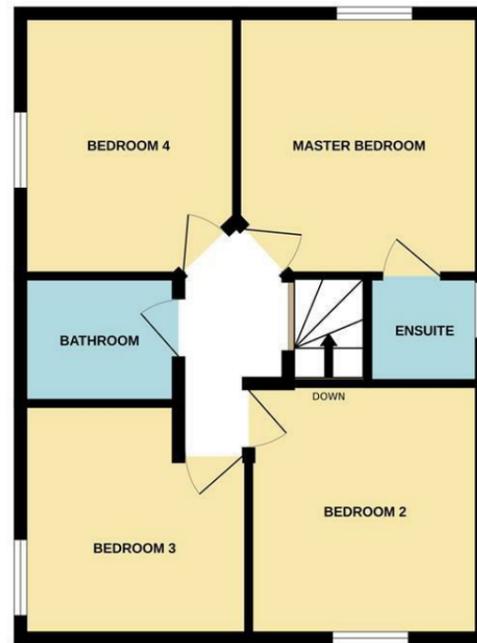


GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 1075 sq.ft. (99.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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MODERN DETACHED HOUSE

10 Colwill Walk, Bideford, EX39 3TE

£410,000

- An Ideal Family Residence!
- Sought After Residential Location
- Recently Constructed Detached House
- 4 Bedrooms (master en-suite)
- PVC Double Glazing
- Gas Central Heating
- Garage and Ample Parking
- Enclosed Southerly Facing Garden
- Must Be Viewed!!!!

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

Call 01237 879797

or email bideford@phillipsland.com

Directions

From Bideford Quay turn into the High Street, and continue to the top where bear left. At a crossroads turn right into Abbotsham Road, and continue until you pass through a second crossing. Immediately thereafter turn left into Birdwood Crescent, and then turn left into Wills Road, and then turn right into Colwill Walk, where the property is on your right, and is identified by a for sale board.

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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Our company registration number is 04753854 and we are registered in England and Wales.



Room list:

Entrance Hall

Cloakroom

Living Room

6.12m x 3.45m minimum (20'1" x 11'4" minimum)

Kitchen/Diner

6.12m x 3.23m minimum (20'1" x 10'7" minimum)

Utility Room

Master Bedroom

3.38m x 3.30m (11'1" x 10'10")

En-suite

Bedroom 2

3.48m x 3.18m (11'5" x 10'5")

Bedroom 3

3.15m maximum x 2.90m maximum (10'4" maximum x 9'6" maximum)

Bedroom 4

3.48m x 2.74m (11'5" x 9')

Family Bathroom

Overview

Situated on a bold corner plot, is this substantial detached house, benefitting from PVC double glazing and gas central heating, being set within a select cul-de-sac location, and complemented by a southerly facing enclosed garden, along with a single garage and ample driveway parking.

Briefly the accommodation provides to the ground floor a welcoming entrance hall with a cloakroom off, a dual aspect living room with a feature bay window, a light and airy comprehensively fitted kitchen/diner with a utility room off, whilst to the first floor is a master bedroom with en-suite facilities, 3 further generous sized bedrooms, and a family bathroom.

Bideford is a popular town and a working port, located on the banks of the River Torridge, and houses a good selection of amenities including a range of shops, schooling for all ages, and leisure amenities. The Tarka Trail, a popular walking and cycling route passes through the town and provides stunning views of the river and countryside. The A39/Atlantic Highway provides easy access to Barnstaple, North Devons Regional Centre, housing the areas main shopping, business and commercial venues.

Outside

Externally the property has an enclosed southerly facing garden, laid mainly to lawn with a patio area, with a wooden pedestrian gate leading to the parking area and garage.

We are advised by the seller of this property that an annual maintenance charge of approximately £189pa is payable to cover the future management of the estate, and the upkeep of communal parts.

Services

All main services available

Council Tax band D

EPC Rating TBA

Tenure

Freehold

Viewings

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

