



TOTAL FLOOR AREA: 1415 sq.ft. (131.4 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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25, Fordlands Crescent

Bideford, Devon, EX39 3NN

Guide Price

£450,000

- Spacious Period House
- Gas Central Heating
- Highly Sought After Location
- 3/4 Bedrooms
- Garden and 'Suntrap' Courtyard
- An Ideal Family Residence.
- PVC Double Glazing
- Garage and Parking
- Internal Inspection a Must!

Looking to sell? Let us value your property for free!
 Call 01237 879797
 or email bideford@phillipsland.com

Directions

From Bideford Quay, proceed in a northerly direction out of the town. Pass Rydon Garage on your left and, immediately afterwards, turn left up Raleigh Hill. Take the first turning on the left into Southcott Road, then turn immediately left again into Fordlands Crescent, where number 25 will be found on the right-hand side.

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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Room list:

Entrance Porch and Lobby

Kitchen/Breakfast Room
overall 5.33m x 3.91m
(overall 17'6" x 12'10")

Utility/WC

Sitting Room
4.95m x 4.62m (16'3" x 15'2")

Dining Room
5.00m x 2.36m (16'5" x 7'9")

Master Bedroom
4.93m max x 4.57m max
(16'2" max x 15' max)

En-Suite

Bedroom 2
4.19m x 3.91m (13'9" x 12'10")

Bedroom 3
3.81m x 3.00m (12'6" x 9'10")

Family Bathroom

Attic Room
overall 4.57m x 3.40m
(overall 15' x 11'2")

Outside

Vehicle access to the property is provided via a five-bar wooden entrance gate, opening onto a gravelled driveway that offers parking and leads to a single garage with twin entrance doors. A wooden pedestrian gate provides access to the garden, which is laid to lawn with decked areas, raised beds, and a variety of mature shrubs, bushes, and trees.

To the side of the garage, a metal gate leads to an enclosed 'sun-trap' courtyard with a paved floor, offering a high degree of privacy.



Available to the market for the first time in nearly 30 years, this substantial attached period house is pleasantly situated within the highly sought-after residential area of Raleigh, offering easy access to Bideford town centre. The spacious and adaptable accommodation is arranged over three storeys and benefits from PVC double glazing, gas-fired radiator central heating, and is well presented throughout, as an internal inspection will reveal. The property also retains a number of character features, including picture rails, high ceilings, and fireplaces. Phillips Smith & Dunn, as selling agents, strongly recommend an early internal inspection for anyone seeking a comfortable family home.

In brief, the accommodation comprises a pillared entrance portico leading to an entrance lobby, which provides open access to a kitchen/breakfast room. This space is comprehensively and attractively fitted with high-quality units, including an island unit offering ample storage, along with integrated appliances such as an oven, hob, dishwasher, and microwave. There is also a recess housing an American-style fridge/freezer, available by separate negotiation. Off the lobby is a useful utility/WC, fitted with a sink, storage, plumbing for a washing machine, and a cupboard housing the gas-fired boiler. Adjacent is a dining room with a stable door opening onto the courtyard. A spacious sitting room completes the ground floor, featuring a fireplace and French doors leading to the garden.

On the first floor, there are three double bedrooms, with the principal bedroom benefiting from an en-suite shower room, in addition to a family shower room. The second floor offers a generous attic room with access to the loft space, which features a Velux window and offers potential for additional accommodation, subject to any necessary planning consents.

Bideford is a popular town and working port located on the banks of the River Torridge. It offers a wide range of amenities, including shops, schooling for all ages, and leisure facilities. The Tarka Trail, a well-known walking and cycling route, passes through the town and provides stunning views of the river and surrounding countryside. Affinity Outlet Shopping Centre is just a short drive away. The coastal village of Westward Ho!, with its long sandy Blue Flag beach, is approximately a five-minute drive. The A39 (Atlantic Highway) provides convenient access to Barnstaple, North Devon's regional centre, offering a wider range of shopping, business, and commercial facilities.

Services

All Mains Services Available

Council Tax band

E

EPC Rating

D

Tenure

Freehold

Viewings

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

