Bond Oxborough Phillips

Changing Lifestyles

12 Birdwood Crescent
Bideford
Devon
EX39 3TA

Offers Over: £325,000

Freehold







Changing Lifestyles

01237 479 999
bideford@boppproperty.com

12 Birdwood Crescent, Bideford, Devon, EX39 3TA

Beautifully presented family home with south-facing landscaped garden

- Modern 4 Bedroom detached home
- Popular College Park residential location
- Spacious Kitchen / Dining Room
- Lounge with gas-fired feature stove
- Principal Bedroom with En-suite
- Useful ground floor WC
- Garage and driveway parking
- South-facing landscaped rear garden











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Overview

Occupying a pleasant position within the popular College Park development, this modern 4 Bedroom detached family home offers well-presented accommodation, a garage, driveway parking and a delightful south-facing rear garden.

The property was originally constructed by Bloor Homes and provides a practical layout well suited to modern family life. The accommodation opens into a welcoming Entrance Hall with a useful under stairs cupboard, with doors leading to a ground floor WC, Utility Room and the main living spaces.

To the front of the house is a bright and spacious Lounge, featuring an attractive gas-fired stove-style fire which creates a comfortable focal point to the room. To the rear, the Kitchen / Dining Room forms the heart of the home and provides an excellent space for everyday living and entertaining. The Kitchen is fitted with a modern range of units, granite work surfaces and integrated appliances, with the dining area benefiting from French doors opening directly onto the garden.

On the first floor are 4 Bedrooms. The Principal Bedroom benefits from built-in wardrobes and its own En-suite Shower Room, while Bedroom 3 also features fitted storage. Bedroom 4 offers flexibility and could be used as a bedroom, dressing room, nursery or home office depending on requirements. The first floor is completed by a well-appointed Family Bathroom with a 4-piece suite. Both the Bathroom and En-suite are fully tiled, offering a clean and contemporary finish.

Externally, the property benefits from an easy-to-maintain front garden and a driveway leading to a generously sized Single Garage with up-and-over door, power and lighting. To the rear is a particularly attractive south-facing garden, thoughtfully arranged for ease of maintenance, with paved seating areas, pathways, artificial lawn and mature borders filled with an array of established plants, shrubs and trees. There is also a useful shed attached to the rear of the garage, providing additional storage.

Birdwood Crescent is well placed for access to Bideford town centre, local schools, amenities, the Tarka Trail and the A39 Atlantic Highway, providing onward routes to Barnstaple and the wider North Devon area.

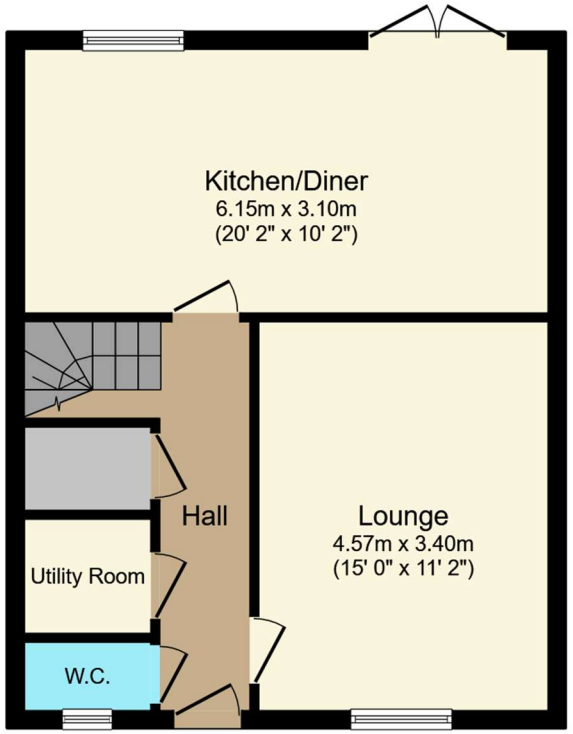
A superb family home in a popular residential setting, offering balanced accommodation, excellent parking and a beautifully landscaped garden.

Council Tax Band

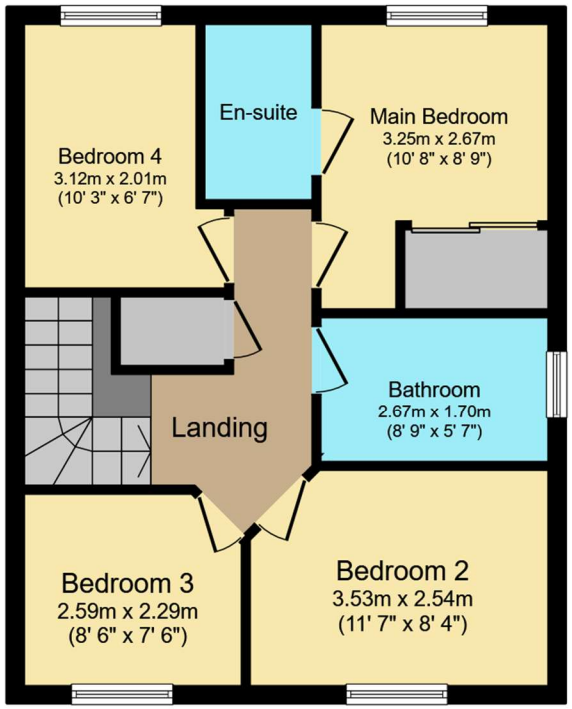
D- Torridge District Council

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Ground Floor



First Floor

Total floor area: 95.6 sq.m. (1,029 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Area Information

Bideford is a peaceful olde worlde market town on the River Torridge. The main district is on the west bank and its narrow streets filled with white painted houses sprawl from the working quay, up the slopes to the outer suburbs. A former historic port town, Bideford is a great place to explore, whether it's a trip to the shops or a restaurant outing there's something for everyone. The Pannier Market is a brilliant example of the town's originality, with its terrace of artists' workshops and independent shops. The town also champions sports at a grassroots level with both the local rugby and football teams having healthy followings. There are no end of ways to join in the community spirit of this wonderful white town on the hill.

All the amenities you'll ever need are to be found within easy reach of Bideford. To the north are the coastal towns of Westward Ho!, Appledore and Northam, all of which will figure in your day-to-day routines if you enjoy the sea or the outdoor life. Northam boasts a brilliant indoor swimming pool and gym.

Bideford is within short driving distance of the Atlantic Highway (A39) which is the main feeder route across the region leading to Cornwall in the south-west and to the M5 in the east. A regular bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Braunton, Appledore, Croyde and Ilfracombe.

Directions

From Bideford Quay proceed up the main High Street turning left at the very top and take the first right hand turning onto Abbotsham Road. Follow this road passing Bideford College and the turning for Moreton Park Road on your left hand side. Take the left turn into Birdwood Crescent. Continue straight and follow the road around to the right, where number 12 will be found on your left hand side.

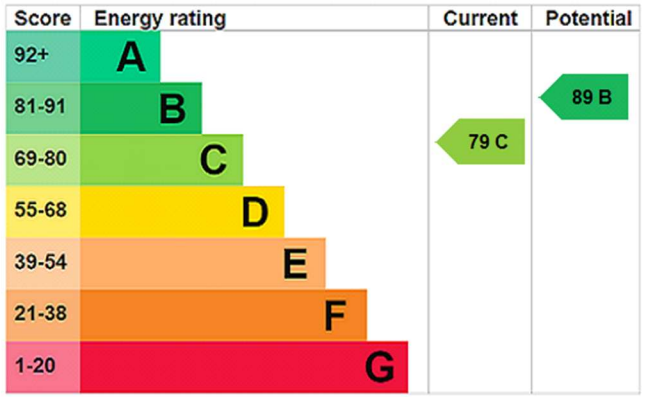
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We are here to help you find and buy your new home...

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