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Changing Lifestyles

10 Birdwood Crescent
Bideford
Devon
EX39 3TA

Asking Price: £280,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

10 Birdwood Crescent, Bideford, Devon, EX39 3TA

A STYLISH, WELL-MAINTAINED SEMI-DETACHED HOUSE



- 3 Bedrooms (1 En-suite)
- Contemporary Kitchen / Diner
- Elegantly decorated Lounge
- UPVC double glazing & gas fired central heating
- East-facing rear garden
- 2 convenient parking spaces
- Located within close proximity to Bideford Town Centre & local amenities like schools
- An ideal opportunity for first time family home buyers
- Don't miss out on this exceptional opportunity!



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 out of the norm 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.



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Nestled on the modern and highly sought after College Park residential development, this 3 Bedroom semi-detached house offers an ideal opportunity for first time family home buyers.

Built approximately 9 years ago, the property boasts modern amenities including UPVC double glazing and gas fired central heating. The home features a spacious Master Bedroom with En-Suite, a chic and contemporary Kitchen / Diner and an elegantly decorated Lounge.

The east-facing garden at the rear provides a delightful outdoor space and there are 2 convenient parking spaces at the front.

With close proximity to Bideford Town Centre and local amenities like schools, this property is perfect for growing families or investors looking to enhance their portfolio with a stylish, well-maintained 3 Bedroom home.

Don't miss out on this exceptional opportunity!

Entrance Hall

Newly fitted wood effect flooring, radiator, smoke alarm, broadband point. Stairs rising to First Floor Landing.

Lounge - 12' x 14' (3.66m x 4.27m)

UPVC double glazed window to front elevation. Newly fitted wood effect flooring, TV point, thermostat, 2 radiators. Door to understairs storage cupboard.

Kitchen / Diner - 12' x 12' (3.66m x 3.66m)

A well-presented modern Kitchen with plentiful soft-closing storage cupboards and drawers with complementing work surfaces and inset 1.5 sink and drainer with chrome mixer tap. Hotpoint appliances including built-in 4-ring induction hob with extractor canopy over, built-in eye level oven and grill, integrated fridge / freezer. Space and plumbing for washing machine. Wood effect flooring, spot lighting, radiator. Space for dining table. UPVC double glazed French doors with full-height UPVC double glazed windows to either side opening onto the rear garden. Opening to:

Utility - 5'1" x 3' (1.55m x 0.91m)

Matching storage cupboards and work surface to Kitchen. Appliance space. Cupboard housing wall mounted gas fired combination boiler. Wood effect flooring. Door to:

Cloakroom

Close couple dual flush WC and wall mounted wash hand basin with tiled splashbacking. Radiator.

First Floor Landing

Smoke alarm, fitted carpet.

Master Bedroom - 9'1" x 9'1" (2.77m x 2.77m)

UPVC double glazed window to rear elevation. Fitted carpet, radiator, TV point, thermostat. Built-in double wardrobe with mirror fronted sliding doors. Mirrored sliding door to:

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En-suite Shower Room - 6'1" x 8'1" (1.85m x 2.46m)

Close couple dual flush WC, wall mounted wash hand basin with tiled splashbacking and walk-in shower enclosure with electric shower. Tile effect flooring, heated towel rail, extractor fan, spot lighting. Obscure UPVC double glazed window to rear elevation.

Bedroom 2 - 11'1" x 8'1" (3.38m x 2.46m)

UPVC double glazed window to front elevation. Fitted carpet, radiator, TV point.

Bedroom 3 - 11'1" (3.38m) maximum x 6'1" (1.85m)

UPVC double glazed window to front elevation. Fitted carpet, radiator. Hatch access to loft space. Door to over-stairs storage cupboard.

Bathroom - 7' x 5'1" (2.13m x 1.55m)

Wall mounted wash hand basin with tiled splashbacking, close couple dual flush WC and bath with mixer tap and handheld shower attachment with tiled splashbacking. Wood effect flooring, extractor fan, heated towel rail, shaver point, spot lighting. Obscure UPVC double glazed window to side elevation.

Outside

Leading from the Kitchen / Diner is a paved patio which leads onto a lawn which, in turn, leads onto a stone chipping area. The garden is east facing and is enclosed by timber fencing. There is an outside water tap and a gate providing pedestrian access.

To the front of the property are 2 allocated parking spaces.

Important Information

We are advised by the vendors that there is a Maintenance Charge of £119.91 payable every 6 months for future management of the estate and maintenance of areas of open space. The estate is maintained by First Port.

Council Tax Band

C - Torridge District Council

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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 on for approximately 100 metres to where number 10 will be situated on your left hand side with a numberplate clearly displayed.