



Bond
Oxborough
Phillips

Changing Lifestyles

10 Colwill Walk
Bideford
Devon
EX39 3TE

Asking Price: £395,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

10 Colwill Walk, Bideford, Devon, EX39 3TE

A BEAUTIFULLY PRESENTED DETACHED HOME



- 4 Bedrooms (1 En-suite)
- Spacious, light-filled Lounge with large bay window
- Impressive open-plan Kitchen / Dining Room - truly the heart of the home
 - Ground Floor Cloakroom & First Floor Bathroom
 - Driveway parking for multiple vehicles
 - Detached Single Garage
- Enclosed rear garden providing a safe & secure space for children to play or for enjoying sunny summer days



Changing Lifestyles

01237 479 999
bideford@boproperty.com

10 Colwill Walk, Bideford, Devon, EX39 3TE

Nestled in the highly sought after College Park development, just off Abbotsham Road, this beautifully presented 4 Bedroom detached home is ready for its new owners to move in and enjoy. Boasting a double-fronted design, this home offers a welcoming and comfortable atmosphere, enhanced by its bright and airy interior thanks to dual aspect windows in many of the Ground Floor rooms.

With an impressive EPC rating of B, the property is well-insulated and energy-efficient, making it an ideal choice for buyers seeking to keep energy costs low.

Entering through the covered Storm Porch, the Hallway provides access to an understairs storage cupboard and a convenient Cloakroom. The stairs are situated at the far end of the Hallway. To the right, you'll find the spacious, light-filled Lounge featuring a large bay window that allows ample natural light to flood the room.

One of the home's standout features is the impressive 20' (6.1m) open-plan Kitchen / Dining Room, truly the heart of the home. This space is perfect for family gatherings and entertaining, with French doors that lead out to the rear garden. The Kitchen, itself, is fitted with a central breakfast bar, sleek contemporary units and composite worktops, complete with an inset anthracite sink and drainer. Fully equipped, it includes a 4-ring gas hob with a chimney hood, double oven, dishwasher and fridge / freezer. Beyond the Kitchen, a separate Utility Room offers additional storage and space for a washing machine and tumble dryer, with a rear door opening onto the driveway.

Upstairs, the property boasts 4 generous Bedrooms. The Master suite features built-in wardrobes and a private En-Suite Shower Room. 2 further Bedrooms are spacious doubles while the fourth is a generous single. The luxurious Family Bathroom includes stone effect tiling, a panelled bath with a shower over, WC and wash hand basin.

Outside, the front of the property offers a low-maintenance gravelled area that wraps around to the tarmac driveway, which provides off-road parking for multiple vehicles and leads to a Detached Single Garage. The rear garden, accessible via a timber gate or the patio doors, is mainly laid to lawn and includes 2 Indian sandstone patio areas. Enclosed by brick wall boundaries, this garden provides a safe and secure space for children to play or for enjoying sunny summer days.

Agents Note

We are advised by the vendor that there is a Maintenance Charge of £189.00 per annum payable for future management of the estate and maintenance of areas of open space.

Council Tax Band

D - Torridge District Council

Changing Lifestyles



Changing Lifestyles

01237 479 999
bideford@boproperty.com



Ground Floor
Floor area 56.2 m² (604 sq.ft.)

First Floor
Floor area 54.6 m² (588 sq.ft.)

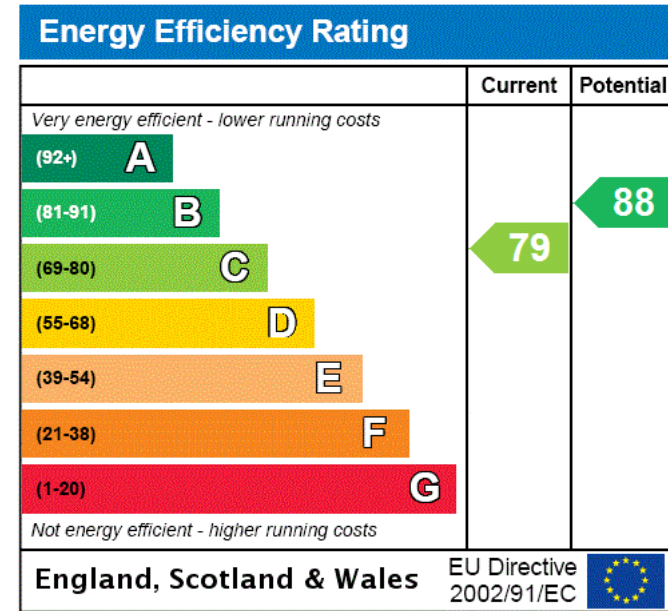
Garage
Floor area 16.6 m² (179 sq.ft.)

TOTAL: 127.4 m² (1,371 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

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



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 first left hand turning into Birdwood Crescent. Take the third left hand turning into Colwill Walk to where number 10 will be situated on your right hand side.

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.