



**12 BIRDWOOD CRESCENT, BIDEFORD, EX39 3TA**

**£350,000**

A well presented 4 bedroom modern detached house situated on the popular College Park development, offering comfortable, low maintenance living with the benefit of gas fired central heating & uPVC double glazing together with attractive south facing garden, garage & driveway off road parking.



Welcome to 12 Birdwood Crescent, a well presented 4 bedroom detached home set within the sought after College Park development.

Nestled on the edge of town, this modern property offers excellent convenience for young families and professional couples, with local schools, amenities and swift access to the A39 all close at hand.

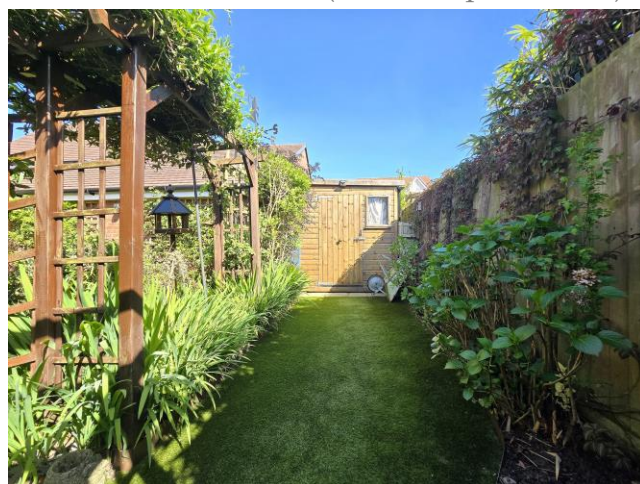
Inside, the accommodation is both practical and stylish. A bright and comfortable lounge provides an inviting living space, whilst the spacious kitchen/diner offers room for family meals and entertaining, complimented by a separate utility for added convenience.

Upstairs, are 4 bedrooms including a master with en-suite, alongside a modern family bathroom complete with a separate shower enclosure. Bedroom 4 is currently utilised as a walk-in wardrobe with quality bespoke fitted cabinetry.

Outside, the property features an attractive south facing rear garden, beautifully planted with mature shrubs, flowers & bushes. A useful timber shed links directly to the garage, which together with the tandem driveway, provides off road parking.

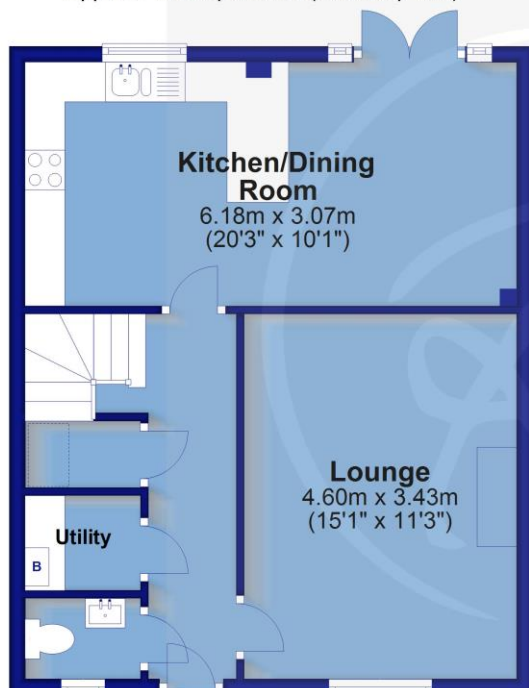
With modern comforts, easy upkeep, and a desirable location, 12 Birdwood Crescent is not to be missed.

**Services:** All mains services are connected  
**Energy Performance Certificate:** B (82)  
**Council Tax:** BAND D (£2,525.02 per annum)



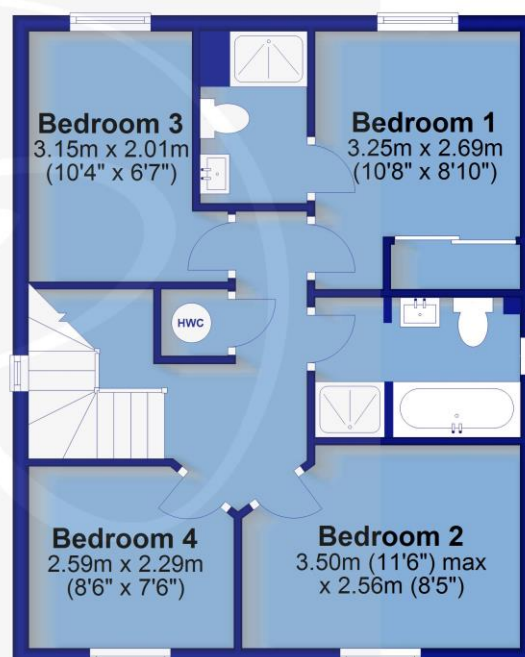
## Ground Floor

Approx. 48.0 sq. metres (516.5 sq. feet)



## First Floor

Approx. 48.6 sq. metres (522.9 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.