



TOTAL FLOOR AREA : 1547 sq.ft. (143.7 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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4 Bed Family Home On Corner Plot
1 Colwill Walk, Bideford, EX39 3TE

Guide Price

£435,000

- 4 Bedrooms + Study
- Large Light & Airy
- Modern Open Plan Living
- Popular College Park Development
- Pretty Exteriors & Red Brick Low Maintenance Elevations
- Sun Trap Walled Garden
- No Onward Sales Chain
- MUST BE VIEWED

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

Directions
 Driving through Bideford High Street proceed to the top T-junction, take a left, turning and immediate right, turning onto Abbotsham Road. Follow the road for a short distance (about half a mile). Take the first turning into the College Park development. Proceed along the road for about 400 yards the property is situated in a corner plot straight in front number 1 Colwill Walk.

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:

Ground Floor Hall

Lounge
3.32 x 4.71 (10'10" x 15'5")

Kitchen Dining Room
6.38 x 2.97 (20'11" x 9'8")

Utility Room
2.18 x 1.43 (7'1" x 4'8")

Study
2.87 x 2.60 (9'4" x 8'6")

Ground Floor WC

Landing

Bedroom 1
3.58 x 3.39 (11'8" x 11'1")

Ensuite

Bedroom 2
3.04 x 3.00 (9'11" x 9'10")

Bedroom 3
3.08 x 2.74 (10'1" x 8'11")

Bedroom 4
3.06 x 2.97 (10'0" x 9'8")

Garage

Overview

Stepping inside you have a large entrance, or to the ground floor with the lounge, kitchen diner and study leading off. With a large ground floor WC and stairs leading to the first floor with storage underneath. The lounge is a good size room with plenty of seating space for all of the family.

The kitchen dining room it's perfect for hosting and socialising with family and friends. A large space, light and airy from both aspects and a perfect spot for those of you that enjoy home cooking. The kitchen itself has a range of built in storage cupboards and plenty of preparation space. Double doors lead out to the rear garden, creating an "outside-in" entertaining space.

Also on the ground floor is a very handy study space which could act as a fifth bedroom if needed. Adjacent to the kitchen is the utility room with a further door out to the rear garden.

What's upstairs you have a selection of four bedrooms. The principal bedroom is a particular good size room with built-in storage and an en-suite shower room. The second, third and fourth are all reasonable portions, and perfect for those of you that have children.

Outside

The outside of this property is a true selling point, a fully enclosed rear garden can be enjoyed by your pets or children. Having the security of it, being fully enclosed, they can free room quite happily.

The garden to the rear is a true sun trap and enjoys great privacy. Bordered by a long established laurel hedge and gated access to the drive.

The driveway has ample parking for two vehicles and level access to the garage, which also has a pedestrian door into the garden. The garage is larger than the usual single garages, with a light and power connected along with handy storage.

For more information on this property, please don't hesitate to contact the Bideford team. This property is vacant and available with no onward chain, contact the team to arrange your viewing appointment.

Services

All mains connected

Council Tax band

D

EPC Rating

TBA

Tenure

Freehold

Viewings

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

