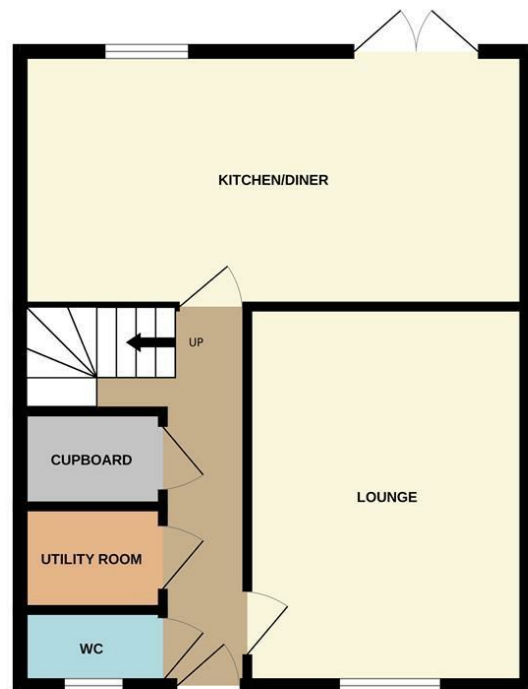
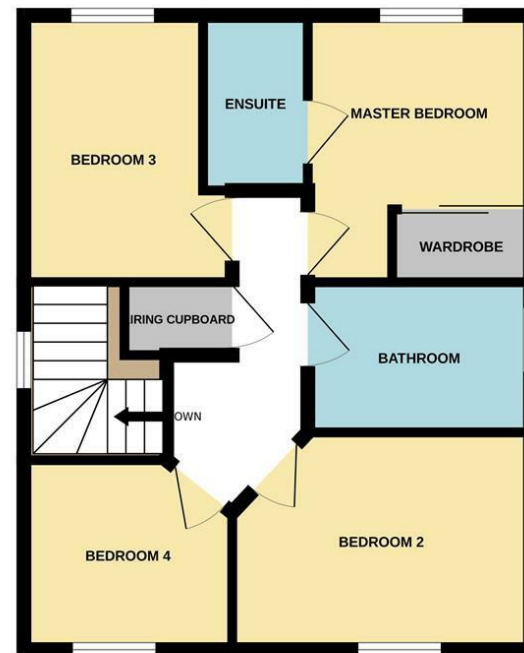


GROUND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 970 sq.ft. (90.1 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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## 12 Birdwood Crescent

Bideford, Devon EX39 3TA

Guide Price

**£350,000**

- Modern Detached House
- 4 Bedrooms
- Well Presented Accommodation
- PVC Double Glazing
- Southerly Facing Rear Garden
- Popular Residential Area
- Gas Fired Central Heating
- Garage and Parking
- An Ideal Family Residence!

## Directions

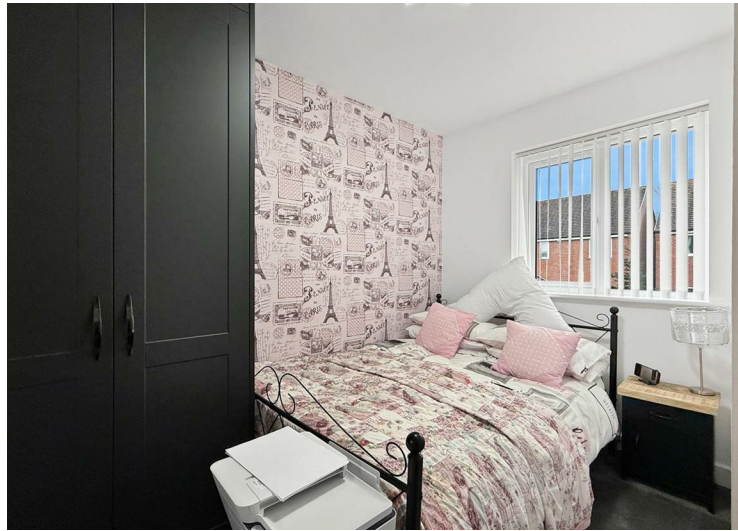
From Bideford Quay Front, proceed up the High Street and, at the top, bear left. At the crossroads, turn right onto Abbotsham Road and continue, passing Bideford College on your left. Take the second left into Birdwood Crescent and proceed uphill; number 12 will be found on the left-hand side.

**Looking to sell? Let us  
value your property  
for free!**

Call 01237 879797  
or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

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:

**Entrance Porch and Hall**

**Ground Floor WC**

**Utility**

**Lounge**

4.57m x 3.40m (15' x 11'2")

**Kitchen/Diner**

6.15m x 3.10m (20'2" x 10'2")

**Master Bedroom**

3.25m x 2.67m (10'8" x 8'9")

**En-Suite**

**Bedroom 2**

3.53m x 2.54m (11'7" x 8'4")

**Bedroom 3**

3.12m x 2.01m minimum (10'3" x 6'7" minimum)

**Bedroom 4**

2.59m x 2.29m (8'6" x 7'6")

**Family Bathroom**

12 Birdwood Crescent is a modern, detached, two-storey house, originally constructed by Bloor Homes. Situated on the ever-popular College Park residential development, the house offers well-presented accommodation with PVC double glazing, gas-fired radiator central heating and also benefits from recently replaced carpets, wooden and tiled flooring - It's an ideal choice for families, first-time buyers or anyone looking for a home in a friendly residential location. Phillips Smith and Dunn, as selling agents, recommend an early internal inspection for anyone seeking a comfortable family residence.

Briefly, the accommodation comprises a warm and welcoming entrance hall which benefits from a large understairs cupboard, off which is a useful ground-floor WC, a utility room, and a staircase leading to the first-floor accommodation. To the front of the house is the bright and spacious lounge, featuring a gas-fired woodburner - providing a relaxing space to unwind or entertain. To the rear is a well-appointed kitchen/diner - the kitchen fitted with granite worktops and a number of integral appliances including a recently replaced oven and the dining area benefitting from French doors which open directly onto the garden, making it perfect for everyday living as well as hosting friends and family.

On the first floor are four bedrooms, with the master bedroom benefiting from an en-suite shower room and built-in wardrobes. Bedroom three also features built-in wardrobes, while the fourth bedroom is currently used as a walk-in wardrobe but could easily be reinstated as a bedroom. There is also a well-appointed family bathroom with a four-piece suite. Both the family bathroom and en suite have been fully tiled from top to bottom along with shower boards for low maintenance and easy cleaning.

Bideford is a popular town and working port located on the banks of the River Torridge. It offers a wide range of amenities, including shops, schools for all ages, and leisure facilities. The Tarka Trail, a well-known walking and cycling route, passes through the town and provides stunning views of the river and surrounding countryside. The A39, also known as the Atlantic Highway, provides easy access to Barnstaple, North Devon's regional centre, which is home to the area's main shopping, business, and commercial venues.

## Services

All Mains Services Available

## Council Tax band

D

## EPC Rating

B

## Tenure

Freehold

## Viewings

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

