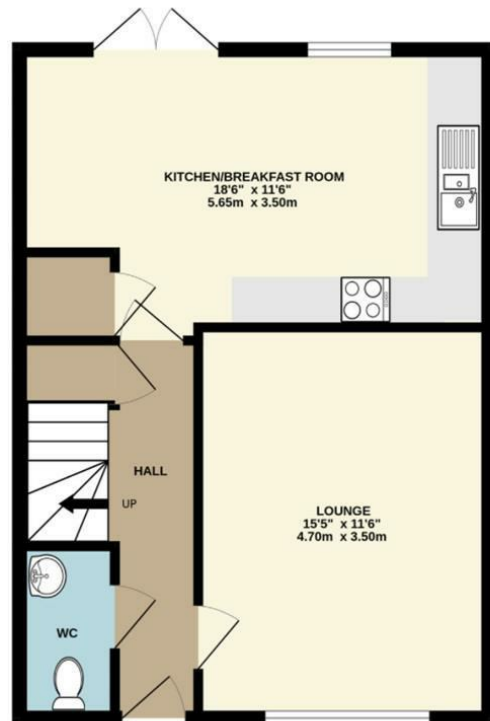
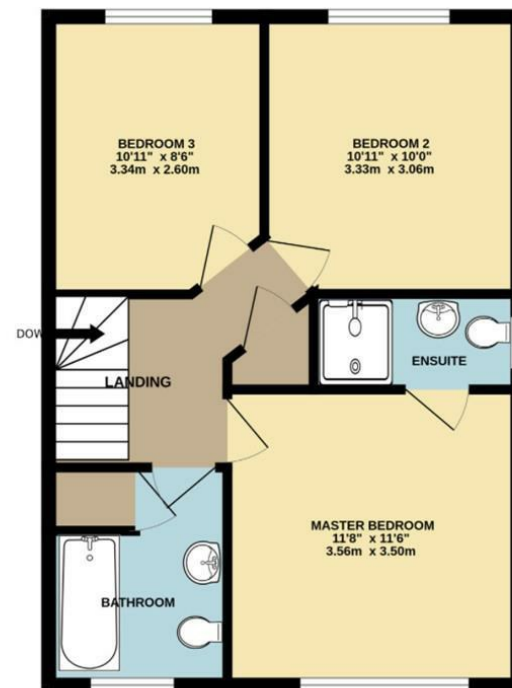


GROUND FLOOR  
489 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR  
489 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 978 sq.ft. (90.9 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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## 3 Bed House - Detached

13 Wills Road, Bideford, EX39 3TF

Guide Price

**£325,000**

- Light & Airy Family Home
- Envious Modern Open Plan Living
- 3 Double Bedrooms (Master Ensuite)
- Large Driveway Parking & Garage
- Popular Redrow Design
- No Onward Chain
- MUST BE VIEWED

## Directions

From Bideford town centre, head east on the A386 towards Torrington. After passing Morrisons, continue straight over the roundabout and take the right-hand turning into College Park. Follow the road through the development, taking the turning into Wills Road, where the property can be found tucked away within a quiet cul-de-sac.

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 Hall**
  - Ground Floor WC**
  - Lounge**  
4.7m x 3.5m (15'5" x 11'5")
  - Kitchen Dining Room**  
5.64m x 3.73m (18'6" x 12'2")
  - First Floor Landing**
  - Bedroom 1**  
3.63m x 3.43m (11'10" x 11'3")
  - Ensuite**
  - Bedroom 2**  
3.48m x 3.38m (11'5" x 11'1")
  - Bedroom 3**  
3.5m x 2.18m (11'5" x 7'1")
  - Family Bathroom**
  - Garage**

Situated in a peaceful and popular cul-de-sac within the College Park area of Bideford, this attractive three-bedroom detached home offers comfortable living space, a private garden and excellent parking. It's an ideal choice for families, first-time buyers or anyone looking for a home in a friendly residential location.

The property welcomes you into a bright entrance hallway with useful storage and a ground-floor cloakroom. The living room is light and spacious, providing a relaxing space to unwind or entertain.

To the rear of the house is a modern kitchen and dining area, which forms the heart of the home. French doors open directly onto the garden, making it perfect for everyday living as well as hosting friends and family.

Upstairs, there are three well-proportioned bedrooms. The main bedroom benefits from built-in wardrobes and its own en-suite shower room, while the remaining two bedrooms are served by a family bathroom.

Outside, the property enjoys a fully enclosed rear garden with a combination of patio and lawn, ideal for outdoor dining, children or pets. To the front, there is a private driveway and a detached garage, providing excellent parking and storage.

## Situation

Bideford is a popular town and a working port, located on the banks of the River Torridge, and houses a good selection of amenities including a range of shops, schooling for all ages, and leisure amenities. The Tarka Trail, a popular walking and cycling route passes through the town and provides stunning views of the river and countryside. The A39/Atlantic Highway provides easy access to Barnstaple, North Devon's Regional Centre, housing the areas main shopping, business and commercial venues.

## Services

All mains connected.

## Council Tax band

C

## EPC Rating

B

## Tenure

Freehold

## Viewings

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

