



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 materials and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

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3 Bed House - Detached

13 Wills Road, Bideford, EX39 3TF

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

£325,000



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.

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

