



Directions

From Bideford Quay, proceed across the old bridge and continue straight ahead at the mini roundabout onto Torrington Lane. Follow the road up the hill and at the top, take the second exit at the roundabout onto Clovelly Road. Continue for approximately half a mile before turning right into College Park. Follow the development road around, bearing left, and then take the next left into Needs Drive where number 35 will be found on the right-hand side.

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

Call 01237 879797
or email bideford@phillipsland.com

35 Needs Drive

Bideford, Devon EX39 3TB

Guide Price

£315,000

- 3 Bedroom Semi-Detached Home
- Double Tandem Driveway & Garage
- Popular Residential Location
- Beautifully Presented
- Landscaped Rear Garden
- MUST BE VIEWED!

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A deceptively spacious three-bedroom semi-detached home, situated within the highly popular residential location of College Park.

The property offers ample driveway parking alongside a garage, with convenient side access to the rear garden. Internally, the accommodation is well planned and finished to a modern standard throughout.

The kitchen/dining area provides space for a table, making it perfect for everyday family living and socialising. The living accommodation is bright and welcoming, ideal for both relaxing and entertaining.

Upstairs, there are two generous double bedrooms, with the principal bedroom benefitting from an en-suite shower room. The third bedroom is a well-proportioned single, ideal for use as a home office or study. A contemporary family bathroom completes the first floor.

Externally, the property enjoys a good-sized landscaped rear garden, designed for ease of maintenance and featuring a patio area with plenty of space for outdoor dining and entertaining.

Overall, this is a modern, low-maintenance home in a sought-after location, perfectly suited to first-time buyers, families, or downsizers alike.

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



Room list:

Entrance Hall

Lounge

4.36 x 3.84 (14'3" x 12'7")

Kitchen Diner

4.91 x 3.82 (16'1" x 12'6")

Utility Rm / Ground Floor WC

Bedroom 1

2.92 x 2.91 (9'6" x 9'6")

Ensuite

Bedroom 2

3.78 x 2.95 (12'4" x 9'8")

Bedroom 3

3.78 x 1.96 (12'4" x 6'5")

Bathroom

