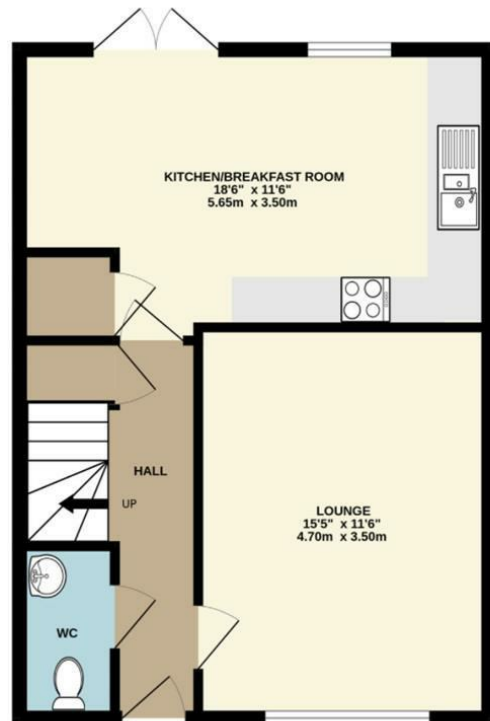
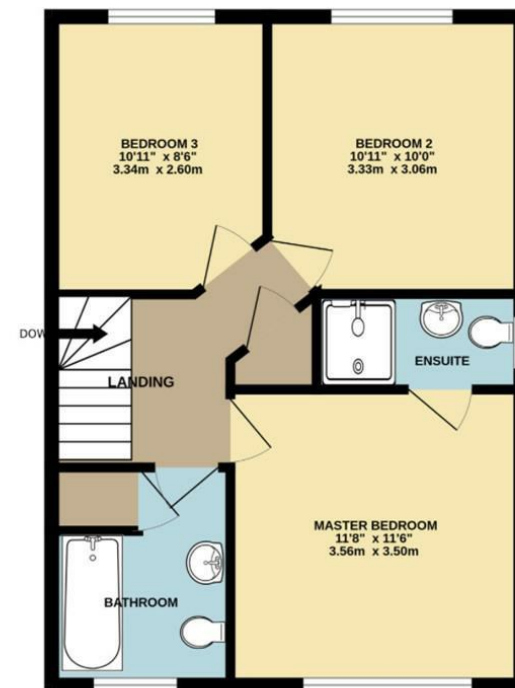


GROUND FLOOR
489 sq.ft. (45.5 sq.m.) approx.



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

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

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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or email bideford@phillipsland.com



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

Overview

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

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

Type your text here

Council Tax band

EPC Rating

Tenure

Freehold

Viewings

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

