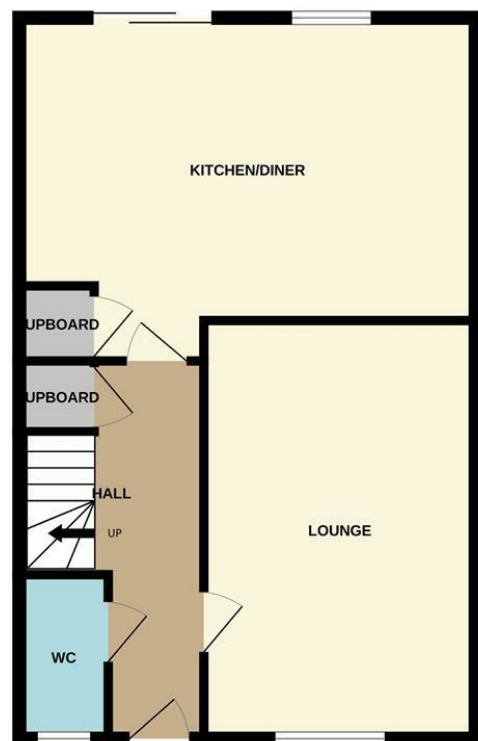
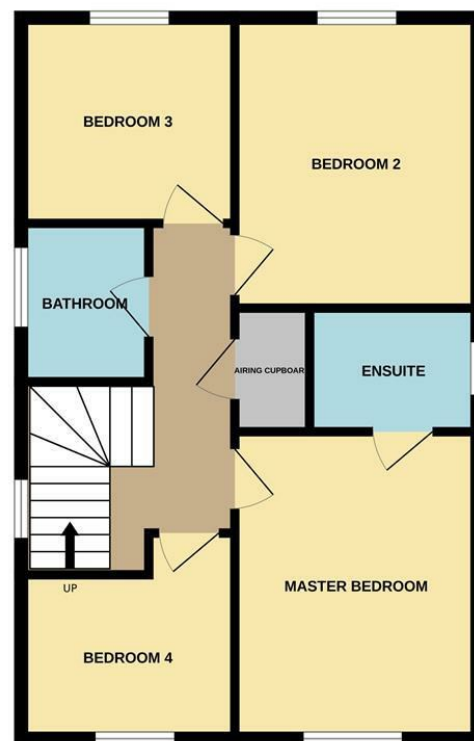


GROUND FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1147 sq.ft. (106.6 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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## 21 Birdwood Crescent

Bideford, Devon EX39 3TA

Guide Price

**£360,000**

- Modern Detached House
- Gas Central Heating
- Popular Residential Location
- 4 Bedrooms
- Front and Rear Gardens
- An Ideal Family Home
- PVC Double Glazing
- Garage and Parking
- No Onward Sales Chain

Looking to sell? Let us  
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for free!

Call 01237 879797

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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

5.31m x 3.45m (17'5" x 11'4")

### Kitchen/Diner

5.87m max x 3.86m max (19'3" max x 12'8" max)

### Master Bedroom

3.89m x 3.12m (12'9" x 10'3")

### En-Suite

### Bedroom 2

3.61m x 2.82m (11'10" x 9'3")

### Bedroom 3

2.92m x 2.54m (9'7" x 8'4")

### Bedroom 4

2.82m max x 2.64m max (9'3" max x 8'8" max)

### Family Bathroom

21 Birdwood Crescent is a well-presented and well-appointed modern detached two-storey house, situated within the ever-popular residential development of College Park. Originally constructed by Bloor Homes, the property benefits from uPVC double glazing and gas-fired radiator central heating, and is offered to the market with no onward chain.

The property enjoys an open aspect overlooking the development's amenity area. Phillips Smith & Dunn, as selling agents, strongly recommend an early internal inspection for anyone seeking a comfortable family home, in order to avoid disappointment.

Briefly, the accommodation comprises a canopy entrance porch leading into a welcoming entrance hall, which features a useful understairs storage cupboard and a ground floor WC. To the front of the property is a generously sized lounge, enjoying open views over the nearby amenity area.

To the rear of the house is a full-width kitchen/diner. The kitchen area provides ample storage and a range of integrated appliances, along with a laundry cupboard. It overlooks the rear garden and offers access via sliding doors.

On the first floor there are four bedrooms, two of which benefit from fitted wardrobes. The principal bedroom includes an en-suite shower room, and there is also a well-appointed family bathroom.

Bideford is a popular market town and working port located on the banks of the River Torridge. It offers a good selection of amenities, including a variety of shops, schooling for all ages, and leisure facilities. The Tarka Trail, a popular walking and cycling route, passes through the town and provides stunning views of the river and surrounding countryside.

The A39 Atlantic Highway provides easy access to Barnstaple, North Devon's regional centre, which offers the area's main shopping, business, and commercial facilities.

## Services

All Mains Services Available

## Council Tax band

D

## EPC Rating

TBA

## Tenure

Freehold

## Viewings

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



## Outside

To the front of the property is a garden area, partly gravelled and planted with a selection of mature shrubs and bushes. A tarmacadam driveway provides off-road parking and leads to a detached garage (approximately 19' x 9'), which benefits from an up-and-over door, power and lighting, eaves storage, and a side personal door. Additional unrestricted on-road parking is also available nearby.

The rear garden is fully enclosed and arranged over two levels. The lower level is paved and features a decking area and a timber garden shed. Steps lead up to the upper level, which is laid to lawn with raised beds, along with a further paved seating area with a pergola overhead.

### Agents Note:

The property is subject to a service charge payable to FirstPort of £130 every six months. This charge covers the management and maintenance of the communal areas within the development.

