



2 Colwill Walk, Bideford, Devon, EX39 3TE  
Guide Price £329,950



## 2 Colwill Walk, Bideford, Devon, EX39 3TE

A beautifully presented 4 double bedroom (master en-suite) detached family home with garage and off road parking. This delightful modern house provides stylish and spacious living accommodation, gas central heating, uPVC double glazing and an attractive enclosed private rear garden. The property also benefits from having approximately 8 years NHBC warranty and is situated in a quiet cul de sac location within easy reach of Bideford town center taking full advantage of local shops, restaurants and cafes. Viewing highly recommended.

- 4 Bed Detached House
- 4 Double Bedrooms (Master En-Suite)
- Garage & Off-Road Parking
- Stylish & Spacious Living Accommodation
- Modern Kitchen & Bathrooms
- Approximately 8 Years NHBC remaining
- Attractive Rear Garden
- Quiet Cul De Sac Location
- Gas Central Heating & uPVC Double Glazing
- Viewing Advised

<b>General Services:</b>	All mains services connected
<b>Tenure:</b>	Freehold
<b>Council Tax:</b>	Band D
<b>EPC:</b>	B







Bideford is a popular Market Town and working Port, located on the banks of the River Torridge, with a good selection of everyday amenities. From the town access is available to the A361 (North Devon Link Road) to Barnstaple, North Devon's regional centre. Just a couple of miles from the property is the popular coastal resort of Westward Ho! famous for its long golden sandy beach, adjoining pebble ridge and the Royal North Devon golf course. North Devon's rugged coastline is in easy reach around the areas of Hartland and Clovelly. This property is located in a quiet cul-de-sac, in a popular residential area.

Solid wood effect entrance door into

#### **Entrance Hallway.**

Doors leading to all rooms, useful under stairs storage cupboard, stairs rising to first floor and radiator. Downstairs w/c.

#### **Lounge:**

A large bright room with electric flame effect fireplace, large uPVC double glazed window overlooks the attractive rear garden. The lounge opens to:

#### **Dining Room:**

A spacious and bright room enjoying an open outlook across the rear garden, uPVC double glazed double doors open to a patio area. Velux windows, archway to Kitchen/Utility Area

#### **Kitchen:**

Comprises a modern kitchen with gloss fronted eye-level and base units, granite effect work surfaces, splash backs, single sink and drainer with chrome mixer taps, integrated oven and hob with stainless steel extractor hood over, integrated fridge and freezer and space for a dishwasher. Wood effect vinyl flooring, chrome downlighters, Upvc double glazed windows to front.

#### **Utility Area:**

Granite effect work surfaces, splash back, space for washer and dryer, eye-level cupboard housing the boiler. Door to side, opens to the driveway.

Sitting Room: A large room with uPVC double glazed windows to front. This room is currently being used as an office.

#### **First Floor Landing:**

Doors leading to bedrooms and bathroom. Loft hatch and useful storage cupboard.







**Bedroom 1:**

Large double bedroom with built-in wardrobes and overlooks the attractive beautifully maintained rear garden. Door to:

**En-suite** shower room: Comprising a modern white suite, low flush w/c, wash hand basin with chrome mixer taps. Large shower unit with tiled splash back, part tiled walls, heated towel ladder and wood effect vinyl flooring.

**Bedroom 2:**

A lovely double aspect double bedroom enjoying views over the attractive rear garden, radiator and TV point.

**Bedroom 3:**

A good size double bedroom, uPVC double glazed windows to front and radiator.

**Family Bathroom:**

A modern white three-piece suite, low flush w/c, wash hand basin with chrome mixer taps. Panelled bath with shower over, part tiled walls, heated towel rail and downlighters. Frosted Upvc double glazed window to front and wood effect vinyl flooring.

**Bedroom 4:**

A good size double bedroom with uPVC double glazed windows to front, built-in shelving and radiator.

**Outside:**

To the rear of the property is a beautifully maintained south east facing garden with a large storage shed, attractive patio and gravelled seating areas. The garden is bordered by a range of mature shrub and flower borders.

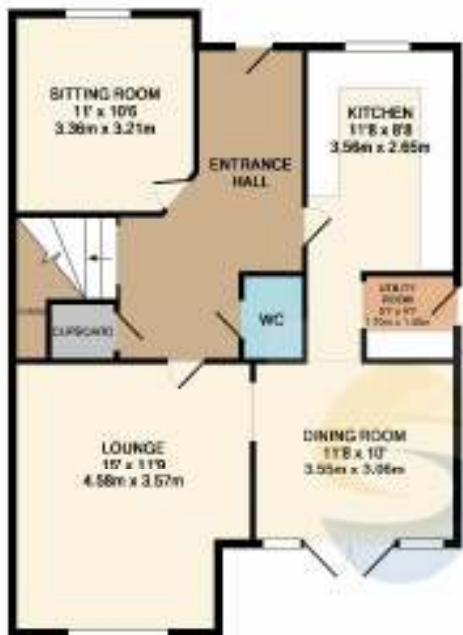
To the front of the property is an attractive and well-maintained garden with a good range of shrub and flower borders, driveway and off-road parking for two vehicles. Single garage with light and power connected.

**DIRECTIONS:** From our office along Bideford Quay proceed up the High Street and turn left at the top then right on to Abbotsham Road. Continue through the traffic lights and passing Bideford College on your left. Turn left in to college Park and continue for a short distance and turn left in to Colwill Walk where the property will be found on the left.









GROUND FLOOR  
APPROX. FLOOR  
AREA 969 SQ. FT.  
(89.180 M<sup>2</sup>)



FIRST FLOOR  
APPROX. FLOOR  
AREA 813 SQ. FT.  
(75.903 M<sup>2</sup>)

TOTAL APPROX. FLOOR AREA 1582 SQ. FT. (147.880 M<sup>2</sup>)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for guidance 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 operation or efficiency can be given.  
Plans not to scale 03/07



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