



**3 COLWILL WALK, BIDEFORD, EX39 3TE**

**GUIDE £385,000**

A modern 4 bedroom detached house offering superbly presented accommodation, including a spacious lounge, open plan kitchen/dining room, and study. The property benefits from gas central heating, uPVC double glazing, a good-sized level rear garden, detached garage, and driveway parking - an ideal choice for comfortable and convenient family living.



Colwill Walk presents a superb example of contemporary living, offering well balanced accommodation ideal for modern family life. Thoughtfully designed, the property features a generous kitchen/dining room perfect for daily use and entertaining, a comfortable lounge ideal for relaxation, and a dedicated study—ideal for remote working or school projects.

Situated on the highly sought after College Park development, this home benefits from close proximity to local primary & secondary schools, while commuters will appreciate the convenient access to the A39 road network.

From the moment you step inside, the quality of this home is apparent. The comfortably sized lounge and study are positioned to the front, while the spacious kitchen/diner spans the rear of the property, seamlessly connecting to the garden—perfect for alfresco dining or unwinding on summer evenings.

Upstairs, the property offers four bedrooms, three of which are doubles. The master suite features built-in wardrobes and an en-suite shower room. The family bathroom is equally well appointed, with a stylish bath and separate shower enclosure, catering to both busy mornings and relaxing evenings.

Externally, the level rear garden is mainly laid to lawn and bordered by mature trees and shrubs. Thoughtfully designed decked seating areas capture both morning and evening sun, making it a delightful space throughout the day.

Additional features include a detached garage with power and overhead storage, as well as a tandem driveway providing off-road parking.

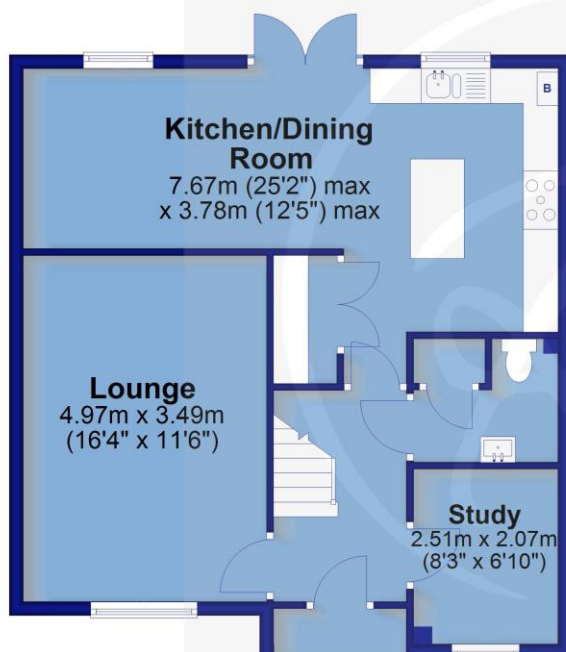
**Services:** All mains services are connected  
**Energy Performance Certificate:** B (82)  
**Council Tax:** BAND D (£2,025.02 per annum)

**AGENTS NOTE:** College Park is subject to a service charge for the upkeep of green spaces & play areas, equating to approximately £230 per annum.



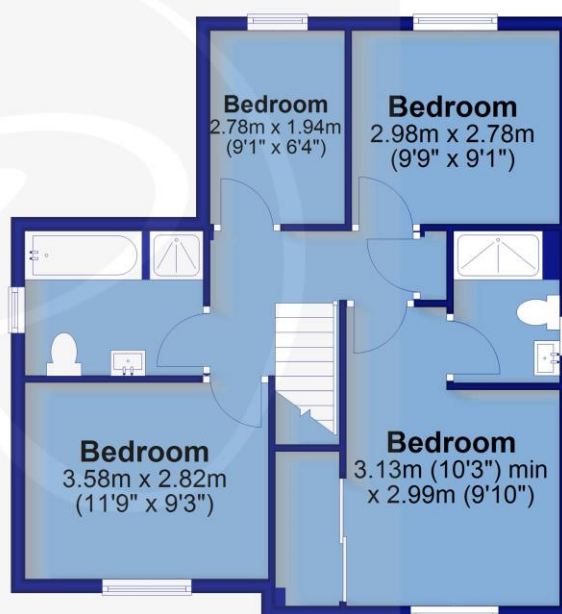
## Ground Floor

Approx. 60.0 sq. metres (646.2 sq. feet)



## First Floor

Approx. 54.3 sq. metres (584.6 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.