Bond Oxborough Phillips

Changing Lifestyles

17 Broadlands
Bideford
Devon
EX39 4PH

Asking Price: £260,000 Freehold

Changing Lifestyles

01237 479 999
bideford@boppproperty.com

17 Broadlands, Bideford, Devon, EX39 4PH

A BEAUTIFULLY FINISHED BUNGALOW WITH EXTENDED LIVING SPACE

- 2 Bedrooms
- Extended Lounge / Dining Room with vaulted ceiling & French doors to garden
- Well-equipped Kitchen
- Brand new contemporary Shower Room
- South-facing garden with side access
- Outbuilding - ideal as office, studio or salon
- Garage & off-road parking
- A versatile home ideal for couples, families or retirees

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Overview

This superbly presented bungalow offers an excellent opportunity to acquire a beautifully finished and highly versatile home - ideal for a wide range of buyers including couples, families and those looking to enjoy retirement living.

Significantly improved by the current owners, the property now provides a high standard of presentation throughout, creating an immediately welcoming and move-in-ready environment.

A particular highlight is the generous Lounge and Dining Room which has been extended to form a wonderful additional living area with a vaulted ceiling and an abundance of natural light, making it a true hub of the home and ideal for both everyday living and entertaining. French doors open directly from the Dining Room onto the rear garden. The Main Bedroom also enjoys French doors providing a lovely connection to the outdoor space. The Kitchen is well-equipped with a built-in oven, hob, extractor and integrated fridge/freezer. A handy Entrance Porch provides an ideal area for coats and shoes. A brand new contemporary Shower Room has recently been installed and features a stylish rainfall shower, completing the internal accommodation to an excellent standard.

Outside, the south-facing rear garden has been thoughtfully landscaped to offer a combination of patio, decking and lawn. With power and lighting in place, it has usability throughout the year. A fully powered outbuilding is positioned within the garden and offers fantastic flexibility as a home office, salon, studio or hobby space. There is also the practical benefit of a side passage providing direct access between the garden and the front of the bungalow.

To the front of the property there is off-road parking with the added advantage of a nearby Garage and further parking in front, ensuring excellent convenience for vehicles and storage.

Overall, this is a well-balanced and adaptable home that combines quality of finish, flexible living space and outdoor appeal, making it a superb and versatile purchase in a popular residential setting.

Council Tax Band

A - Torridge District Council

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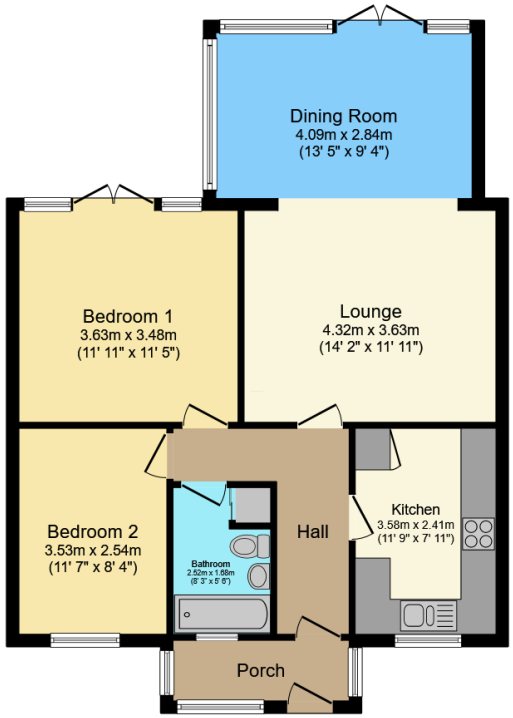

Floor Plan

Floor area 76.2 sq.m. (820 sq.ft.)

Total floor area: 76.2 sq.m. (820 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Area Information

East-The-Water is a suburb of Bideford that, as the name describes, is on the eastern bank of the River Torridge to the main town. It operates fairly independently as it has its own shops, community hall and a well-regarded primary school. East-The-Water was once the mining heart of North Devon, with the unique form of coal, Bideford Black, sourced from the area all the way to the sea. Chudleigh Fort and park is close by and commands great views of Bideford and the old bridge. When you need to be practical, one of the towns largest supermarkets is also very close by on foot.

In the wider area, Bideford boasts a host of pubs, restaurants, a weekly cinema and various sporting clubs to join/follow. It has many open spaces to explore as well as pleasant river walks along the River Torridge or by the working Quay. Bideford also supports a raft of interesting independent shops and small businesses in its narrow streets. Check out the Pannier Market and Market Place shops for its array of craft and farm food stores.

East-The-Water is within short driving distance of the Atlantic Highway (A39) that is the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus service provides access to North Devon's capital, Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde and Ilfracombe.

Directions

From Bideford Quay proceed over the Old Bideford Bridge and upon reaching the mini roundabout continue straight onto Torrington Lane. Continue to the top of the hill and upon reaching the next mini roundabout, take the first exit onto Mines Road. Bear right into Broadlands and follow the road to where number 17 will be found on your right hand side clearly displaying a numberplate.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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We are here to help you find and buy your new home...

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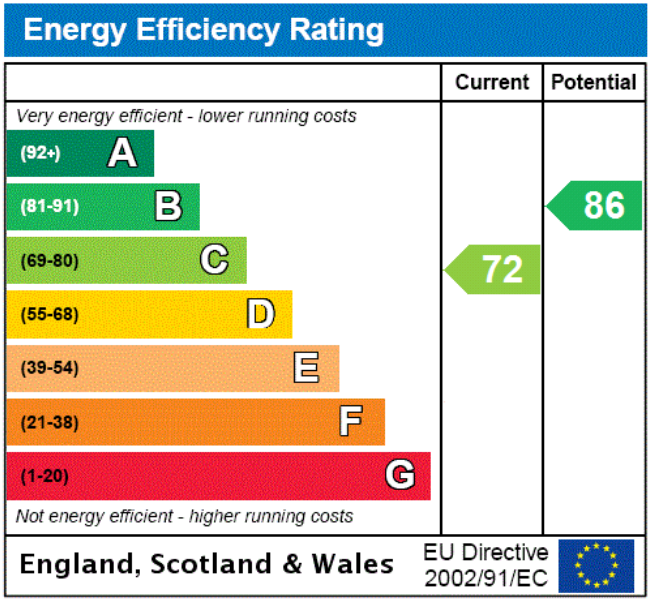

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If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

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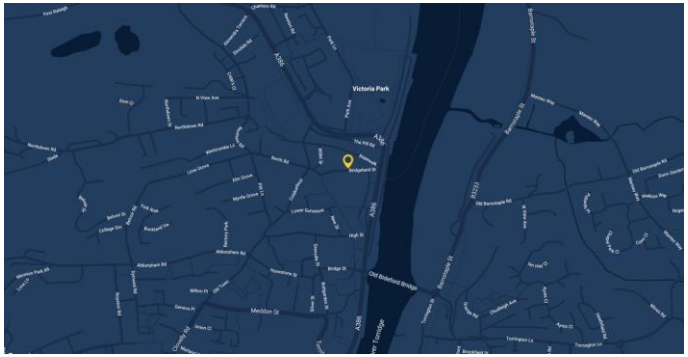
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