Bond Oxborough Phillips

Changing Lifestyles

35 Broadlands
Bideford
Devon
EX39 4QL

Asking Price: £180,000 Freehold







01237 479 999
bideford@boppproperty.com

35 Broadlands, Bideford, Devon, EX39 4QL

A MANAGEABLE MID-TERRACE HOUSE LOCATED IN POPULAR BROADLANDS

- 2 Bedrooms
- Lounge / Dining Room with sliding patio door opening onto the rear garden
- Fitted Kitchen located to the front
- Shower Room with 3-piece suite
- Low-maintenance paved rear garden
- A smart & manageable home in a convenient residential location, offering sensible accommodation & low-maintenance outside space











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Situated within the popular Broadlands development in Bideford, number 35 is a well-arranged 2 Bedroom mid-terraced house offering comfortable accommodation, a manageable rear garden and a convenient position within easy reach of local amenities.

The property follows a practical layout that will appeal to a variety of buyers, whether as a first home, downsizing option or investment opportunity. The accommodation begins with an Entrance Hall, with stairs rising to the first floor and a useful under stairs storage cupboard. To the front of the property is the Kitchen, fitted with a range of matching base and eye-level units, work surfaces and appliance space. To the rear, the Lounge / Dining Room forms the main living space, offering good proportions and room for both seating and dining furniture. A sliding patio door opens directly onto the rear garden, creating a pleasant connection between the indoor and outdoor areas.

On the first floor, the landing provides access to 2 Bedrooms and the Shower Room. Bedroom 1 is a comfortable double room, while Bedroom 2 offers excellent flexibility as a smaller bedroom, nursery, guest room or home office, and benefits from built-in storage. The Shower Room is fitted with a 3-piece suite including a shower, WC and wash hand basin.

Outside, the property enjoys a paved rear garden, designed with low-maintenance use in mind and well-suited to seating and pots. The garden backs onto a parking area with an allocated space, adding a practical aspect to the setting.

Broadlands is positioned within East-the-Water, a well-established residential area on the eastern side of Bideford, offering access to local shops, schooling, everyday amenities and bus routes. Bideford town centre is also within easy reach, providing a wider range of shops, cafés, restaurants and riverside walks along the Quay.

A smart and manageable home in a convenient residential location, offering sensible accommodation, low-maintenance outside space and broad appeal.

Council Tax Band
A - Torridge District Council



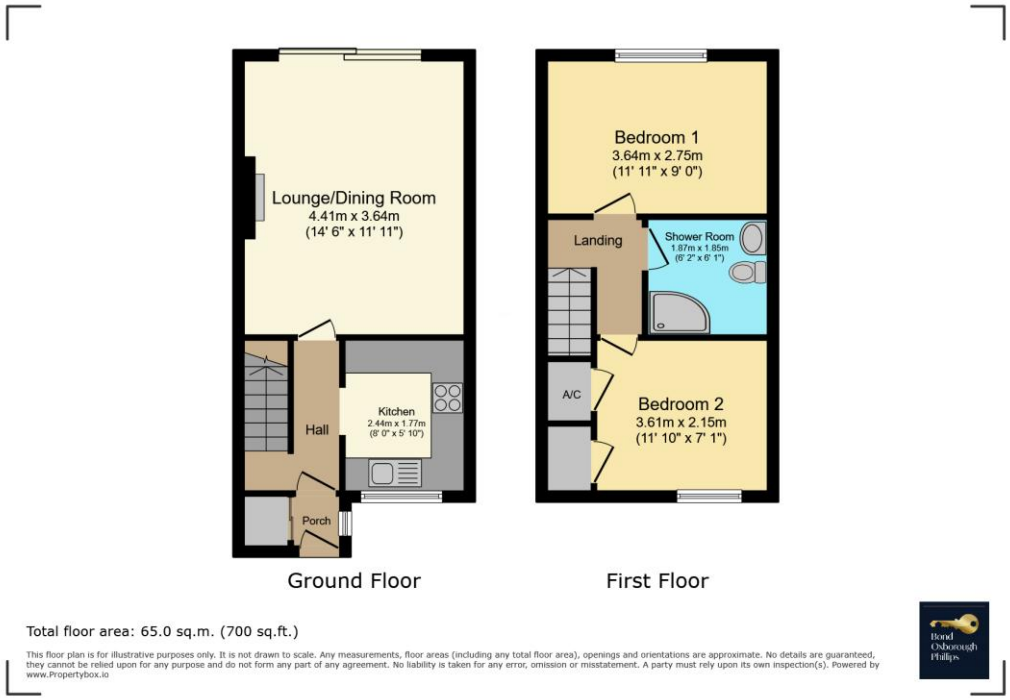




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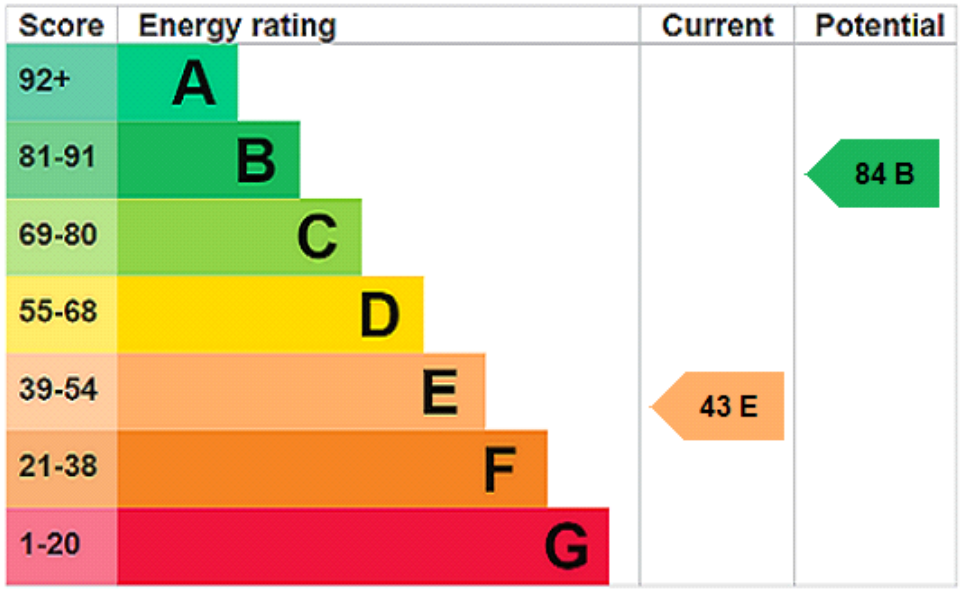
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Have a property to sell or let?

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.



Directions

From Bideford Quay proceed over the Old Bideford Bridge. Upon reaching the mini roundabout, continue straight onto Torrington Lane. Proceed to the top of the hill and at the mini roundabout take the first exit onto Mines Road. Passing the Primary School on your right hand side, follow the road as it bears right to where number 35 Broadlands will be found a short distance 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 & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.