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Changing Lifestyles

10 Broadlands
Bideford
Devon
EX39 4PH

Asking Price: £260,000
Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

10 Broadlands, Bideford, Devon, EX39 4PH

Extended bungalow with generous garden and garage



- Three-bedroom semi-detached bungalow
- Rear extension providing generous lounge
 - Approximately 77.6 sq. m. / 835 sq. ft.
 - Separate kitchen and dining room
 - Generous enclosed rear garden
- Raised timber deck overlooking the garden
- Nearby garage within an en-bloc arrangement
 - Electric hot water and log-burning stove



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Overview

This spacious and versatile three-bedroom semi-detached bungalow benefits from a substantial rear extension, a generous enclosed garden and a nearby garage situated within an en-bloc arrangement.

The accommodation extends to approximately 78 sq. m. and offers a practical layout well suited to a range of buyers. An entrance porch opens into the central hallway, from which the principal rooms are accessed.

The kitchen is fitted with a range of matching wall and base units, together with ample worktop space and room for the usual appliances. Adjoining this is a separate dining room, providing a useful everyday dining space at the heart of the home.

A particular feature of the property is the impressive rear extension, now forming a generous lounge measuring approximately 4.91m x 3.78m. This bright and comfortable reception room enjoys a pleasant outlook over the garden, with glazed doors opening directly onto the raised timber deck and creating an excellent connection between the indoor and outdoor spaces.

There are three bedrooms, including a particularly well-proportioned principal bedroom measuring approximately 3.62m x 3.49m, together with two further bedrooms offering flexibility for family, guests or those requiring a home office. The accommodation is completed by a family bathroom fitted with a white suite.

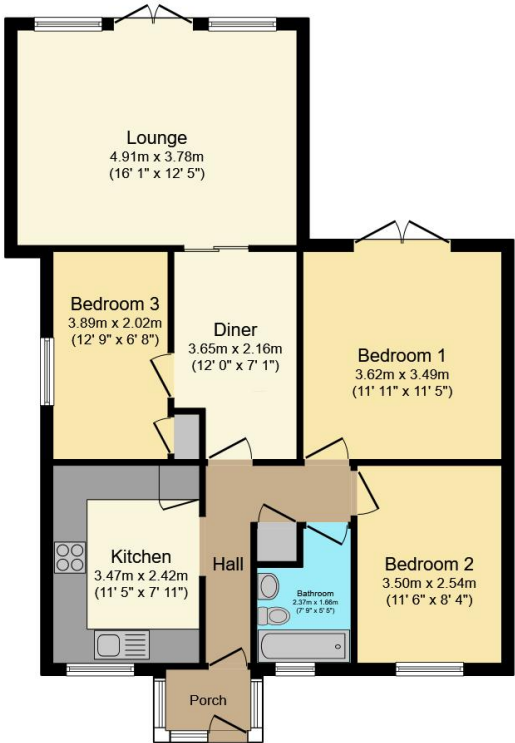
Outside, the rear garden is of a particularly good size and provides an attractive combination of lawn, mature trees, established planting and seating areas. The elevated deck immediately adjoining the bungalow provides an ideal spot for outdoor dining and entertaining, while the mature boundaries give the garden an appealing sense of privacy.

The property does not have a conventional gas central heating system. Hot water is electrically heated, with a log-burning stove providing room heating.

Further practicality is provided by a garage located nearby within a separate en-bloc arrangement.

Offering single-storey accommodation, three bedrooms, generous outside space and an extended living area, this is a highly adaptable home and internal viewing is recommended to fully appreciate the accommodation on offer.

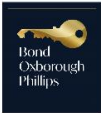
Council Tax Band A - Torridge District Council



Floor Plan

Total floor area: 77.6 sq.m. (835 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

Bideford is a peaceful olde worlde market town on the River Torridge. The main district is on the west bank and its narrow streets filled with white painted houses sprawl from the working quay, up the slopes to the outer suburbs. A former historic port town, Bideford is a great place to explore, whether it's a trip to the shops or a restaurant outing there's something for everyone. The Pannier Market is a brilliant example of the town's originality, with its terrace of artists' workshops and independent shops. The town also champions sports at a grassroots level with both the local rugby and football teams having healthy followings. There are no end of ways to join in the community spirit of this wonderful white town on the hill.

All the amenities you'll ever need are to be found within easy reach of Bideford. To the north are the coastal towns of Westward Ho!, Appledore and Northam, all of which will figure in your day-to-day routines if you enjoy the sea or the outdoor life. Northam boasts a brilliant indoor swimming pool and gym.

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

Directions

From Bideford Quay proceed over the Old Bideford Bridge. Upon reaching the mini roundabout continue straight onto Torrington Lane. Continue to the top of the hill and upon reaching the mini roundabout, take the first exit onto Mines Road. Follow the road as it bears right onto Broadlands, and follow the road to near towards the end of the development, where number 10 will be found on your left-hand side.

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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Score	Energy rating	Current	Potential
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69-80	C		
55-68	D		63 D
39-54	E	39 E	
21-38	F		
1-20	G		

