



Bond
Oxborough
Phillips

Changing Lifestyles

16 Broadlands
Bideford
Devon
EX39 4PH

Asking Price: £240,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

16 Broadlands, Bideford, Devon, EX39 4PH

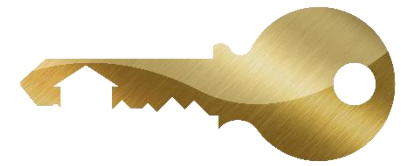
A WELL-PRESENTED END-OF-TERRACE BUNGALOW

- 2 Bedrooms
- Generous corner plot location
- Bright Living Room leading to large Conservatory
- Stylish Kitchen
- Modern Shower Room
- Private rear garden
- Front garden with lawn & ornamental trees
- Garage in block & large off-road parking area
- Close to bus stop
- No onward chain
- Potential to extend (subject to planning)



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.



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Enjoying a generous corner plot in the sought after Broadlands area of East-the-Water, this well-presented 2 Bedroom end-of-terrace bungalow offers a superb opportunity for buyers seeking a move-in-ready home with no onward chain.

Set behind a beautifully maintained front garden with manicured lawns, ornamental trees and colourful borders, the property welcomes you via a short flight of steps into a Hallway with wood effect flooring and loft access. The Living Room is bright and spacious, flowing directly into a large Conservatory that opens onto a fully enclosed rear garden, complete with a private patio area, established flower borders including Acers, and excellent privacy.

The stylish Kitchen has a contemporary feel and is fitted with a range of eye and base level cabinets, a built-in oven and hob with extractor, space for a washing machine and room for a small dining table. Both Bedrooms are tastefully decorated and light-filled, with the principal room enjoying a rear garden outlook and the second room overlooking the front lawn. A modern Shower Room features a double enclosure, a cabinet mounted wash hand basin, a WC and a wall mounted gas fired combination boiler.

Outside, the property benefits from a Garage in a nearby block and a large off-road parking area. A bus stop can also be found within very close proximity.

With excellent scope to extend (subject to planning), this property combines quality, space and potential in a superb location – early viewing is strongly advised.

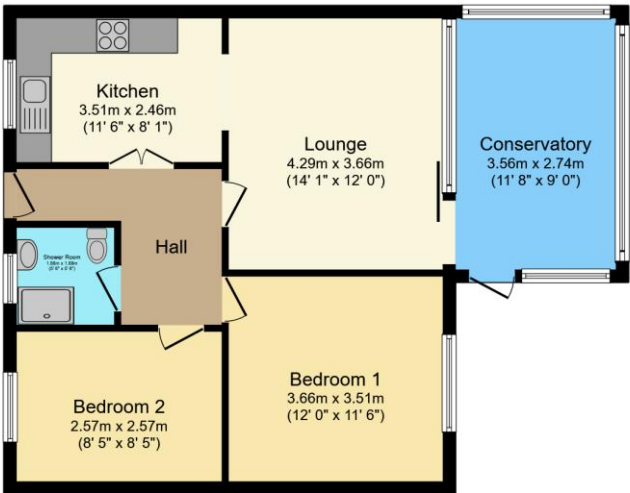
Council Tax Band

A - Torridge District Council



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Floor Plan
Floor area 70.0 sq.m. (753 sq.ft.)



Total floor area: 70.0 sq.m. (753 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

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 to where number 16 Broadlands will be situated on your left hand side with a numberplate clearly displayed.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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.

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