



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

18 Broadlands  
Bideford  
Devon  
EX39 4PH

**Asking Price: £230,000 Freehold**



Changing Lifestyles

01237 479 999  
bideford@boproperty.com

18 Broadlands, Bideford, Devon, EX39 4PH

## A WELL-MAINTAINED BUNGALOW IN NEED OF GENERAL MODERNISATION



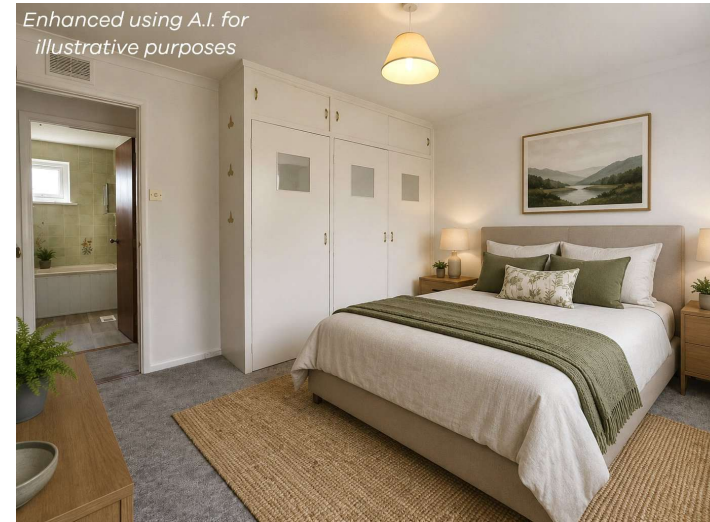
- 2 Bedrooms
- Comfortable Lounge overlooking the rear garden
  - Conservatory
- Functional & well-laid out Kitchen & Bathroom
  - Front & rear gardens
  - Potential to create off-road parking
  - En-bloc Garage
- Offering excellent potential, a desirable setting & flexible parking options, this is an ideal purchase for those seeking a bungalow they can improve & make their own



*Enhanced using A.I. for illustrative purposes*



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## Changing Lifestyles

**A fantastic opportunity to acquire a 2 Bedroom mid-terrace bungalow, forming part of a small row of just three homes, pleasantly arranged in an offset position within the ever-popular Broadlands development in East-the-Water.**

**Set back from the road, Broadlands is particularly well-regarded for its sense of space, light and openness, making it a consistently sought-after location for a range of buyers.**

**The property itself offers well-proportioned, single-storey accommodation and, while now in need of general modernisation, has been clearly well-maintained over the years and is perfectly liveable in its current condition. This presents an excellent opportunity for buyers to update and personalise to their own tastes.**

**The accommodation comprises an Entrance Porch leading into a central Hallway, providing access to all rooms. There is a comfortable Lounge positioned to the rear, enjoying a pleasant outlook over the garden and leading through to a Conservatory, offering additional reception space and a lovely connection to the outdoors. The Kitchen is functional and well-laid out, with scope for improvement. There are 2 good-sized double Bedrooms, along with a Bathroom.**

**Externally, the property benefits from gardens to both the front and rear. The front garden has a dropped kerb in place, offering clear potential to create off-road parking for multiple vehicles. To the rear, the enclosed garden provides a private outdoor space and direct access to an En-bloc Garage. There is also further scope to reconfigure the rear boundary, potentially creating additional parking directly behind the property from the garage area.**

**The home is served by electric heating with mains gas available in the road should a buyer wish to connect. Fibre broadband is also available.**

**Offering excellent potential, a desirable setting and flexible parking options, this is an ideal purchase for those seeking a bungalow they can improve and make their own.**

### **Council Tax Band**

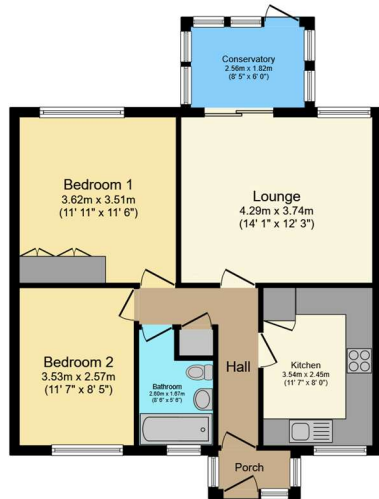
A - Torridge District Council



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**Floor Plan**  
Floor area 64.8 sq.m. (697 sq.ft.)

Total floor area: 64.8 sq.m. (697 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



## 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		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

## 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 18 Broadlands will be situated on your left hand side with a numberplate clearly displayed.

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.

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