



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

23 Broadlands  
Bideford  
Devon  
EX39 4QL

**Asking Price: £270,000 Freehold**



Changing Lifestyles

01237 479 999  
[bideford@boproperty.com](mailto:bideford@boproperty.com)

23 Broadlands, Bideford, Devon, EX39 4QL

AN EXTENDED END-TERRACE BUNGALOW WITH STUNNING LANDSCAPED GARDENS



- 2-3 Bedrooms (Bedroom 3 / Utility Room)
- Well-equipped Kitchen & modern Shower Room
- Triple-aspect Lounge with garden access
- Gas central heating & UPVC double glazing
- Well-stocked front, side & rear gardens
- Composite decking with hot tub & seating area
- Mediterranean-style sunken garden with pond
- Solar panels (leased) for energy efficiency
- A home that offers far more than first meets the eye



Changing Lifestyles

01237 479 999  
bideford@boproperty.com

23 Broadlands, Bideford, Devon, EX39 4QL

## Changing Lifestyles

Occupying a generous corner plot within a popular residential location, this extended 2-3 Bedroom end-of-terrace bungalow offers a superb balance of well-proportioned internal space and beautifully landscaped, low-maintenance gardens designed for modern living.

The property is approached via an attractive front garden, well-stocked with a variety of mature shrubs and planting, creating an inviting first impression. Once inside, the accommodation is centred around a spacious, triple-aspect Lounge, a standout feature of the home, offering an abundance of natural light and glazed doors opening directly onto the rear garden - perfect for both everyday living and entertaining.

The Kitchen is well-equipped, providing ample cupboard and worktop space, while there are 2 comfortable double Bedrooms, both benefiting from built-in wardrobes. The third bedroom is currently utilised as a useful Utility Room, offering flexibility for those seeking a home office or additional bedroom space if required. A modern Shower Room, fitted with aqua-boarded wall panels, completes the internal accommodation.

Externally, the property truly excels. The rear garden has been thoughtfully designed to create a private and low-maintenance outdoor space, featuring composite decking with a hot tub and seating area, ideal for relaxing or entertaining. This leads to a striking sunken Mediterranean-style garden, complete with a fish pond and water feature, providing a tranquil and highly individual setting.

To the side, a low-maintenance garden laid to astro turf offers additional usable space, while the front garden continues the theme of established planting, giving the property colour and interest throughout the seasons.

Further benefits include gas fired radiator central heating, UPVC double glazing throughout, and the addition of solar panels (leased), contributing towards improved energy efficiency.

A home that offers far more than first meets the eye, combining flexible single-level living with exceptional outdoor space, ideal for those seeking a lifestyle-led move.

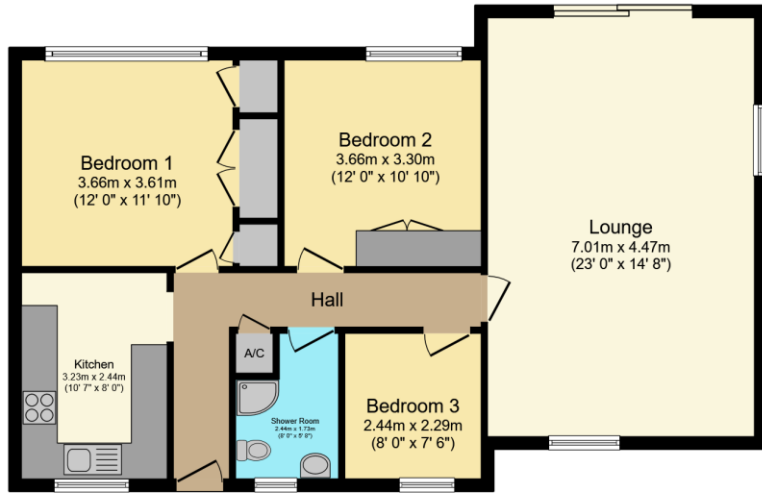
### Council Tax Band

A - Torridge District Council



Changing Lifestyles

01237 479 999  
bideford@boproperty.com



Floor Plan  
Floor area 86.0 sq.m. (925 sq.ft.)

Total floor area: 86.0 sq.m. (925 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 inspector(s). Powered by www.Propertybox.ie



## 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             |         |           |
| 69-80 | C             | 71 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## 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 mini roundabout, take the first exit onto Mines Road. Bear right into Broadlands to where number 23 will be situated a short distance on your right 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.