



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

22 Broadlands  
Bideford  
Devon  
EX39 4PH

**Asking Price: £235,000 Freehold**



Changing Lifestyles

01237 479 999  
bideford@boproperty.com

22 Broadlands, Bideford, Devon, EX39 4PH

## A WELL-PRESENTED END-TERRACE BUNGALOW



- 2 Bedrooms

- Bright & comfortable Lounge opening to the rear garden
- Modern fitted Kitchen
- Spacious Wet Room
- Generous rear garden being fully enclosed & enjoying a good degree of privacy with a sizeable lawn, patio seating area & an elevated decked terrace
- Driveway parking & Garage
- Occupying a convenient & established residential location



Changing Lifestyles

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

22 Broadlands, Bideford, Devon, EX39 4PH

## Changing Lifestyles

Occupying a popular position within the well-established Broadlands development, this 2 Bedroom end-terrace bungalow offers comfortable single-storey living, generous outside space and the added benefit of driveway parking and a Garage.

The property is approached via a welcoming Entrance Hall which provides access to all principal rooms. The Lounge is a bright and comfortable reception room, enjoying a pleasant outlook and direct access to the rear garden, creating an excellent connection between the indoor and outdoor spaces. The Kitchen is fitted with a range of modern units and incorporates a selection of integrated appliances, providing a practical and well-planned workspace. Both Bedrooms are well-proportioned doubles, offering flexibility for visiting guests, hobbies or home working if required. Completing the accommodation is a spacious Wet Room fitted with shower facilities and contemporary sanitary ware.

One of the property's standout features is its generous rear garden. Fully enclosed and enjoying a good degree of privacy, it comprises a sizeable lawn, patio seating area and an elevated decked terrace, creating a variety of spaces for outdoor dining, entertaining or simply relaxing. Established planting and mature shrubs further enhance the setting.

To the front of the property is a driveway providing off-road parking and leading to a Single Garage, offering useful storage or workshop potential. A front garden and side access complete the outside space.

Broadlands remains a highly sought-after residential location, popular with a wide range of buyers thanks to its convenient position and excellent accessibility. A regular bus service connects the area with Bideford town centre, Barnstaple and surrounding villages, whilst everyday amenities, supermarkets, healthcare facilities and leisure opportunities are all within easy reach. The nearby North Devon coastline is also close at hand, with the picturesque fishing village of Appledore and the sandy beach at Westward Ho! both just a short drive away.

An excellent opportunity to acquire a well-presented bungalow with generous gardens, garage and parking in a convenient and established residential location.

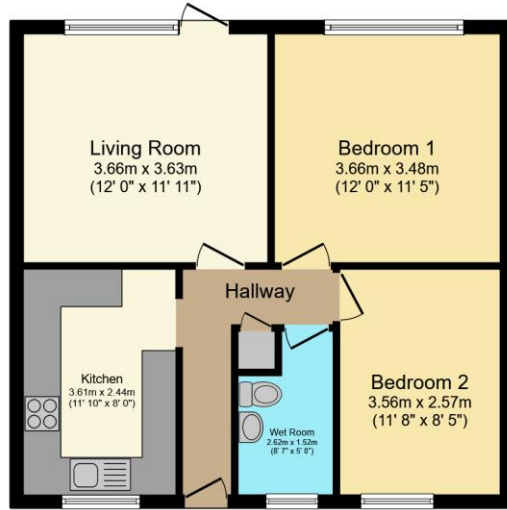
### Council Tax Band

A - Torridge District Council



Changing Lifestyles

01237 479 999  
bideford@boproperty.com



Floor Plan

Total floor area: 56.1 sq.m. (604 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		87 B
69-80	C	70 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 22 will be situated a short distance 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.