



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

44 Broadlands  
Bideford  
Devon  
EX39 4QL

**Asking Price: £230,000 Freehold**



Changing Lifestyles

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44 Broadlands, Bideford, Devon, EX39 4QL

## AN END-OF-TERRACE HOUSE OCCUPYING AN IMPRESSIVE PLOT



- 3 Bedrooms
- Spacious Living / Dining Room
  - Expansive rear garden
  - Garage & driveway parking
    - No onward chain
- Supermarket & excellent primary school in close proximity
- An ideal first-time buy, starter family home or investment proposition
  - Don't miss out on the chance to make this house your new home or a savvy addition to your property portfolio



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.



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**Nestled on an impressive plot, this end-of-terrace house has a front garden and an expansive rear garden, perfect for enjoying the outdoors. With a Garage and convenient parking at the front, this property offers ample space for your vehicles.**

**This house features 3 Bedrooms, providing plenty of room for a growing family or a flexible living arrangement. The spacious Living / Dining Room creates a welcoming atmosphere, ideal for entertaining guests or relaxing with loved ones.**

**Upstairs, you'll find 2 generously sized double Bedrooms along with a smaller third Bedroom that can be utilised as a cosy Office or a Nursery. The versatility of the layout ensures there's a space for everyone's needs.**

**This property is available for sale with the distinct advantage of no onward chain, allowing for a smooth and hassle-free buying process. Located in an appealing area, you'll enjoy the luxury of ample space surrounding the property, along with convenient on-street parking. Additionally, a nearby supermarket and an excellent primary school in close proximity add to the convenience and desirability of this location.**

**Whether you're a first-time buyer, a starting family or an astute investor, this property presents an ideal opportunity. Don't miss out on the chance to make this house your new home or a savvy addition to your property portfolio.**

### **Entrance Hall**

UPVC obscure double glazed door to property front. Carpeted stairs rising to first Floor with understairs storage recess. Wood effect flooring, radiator.

### **Living / Dining Room - 9'11" x 20'5" (3.02m x 6.22m)**

UPVC double glazed window to property front and rear allowing for plentiful natural light and UPVC double glazed door to rear garden. Fitted carpet and wood effect flooring, 2 radiators, TV point.

### **Kitchen - 9'8" x 7'4" (2.95m x 2.24m)**

UPVC double glazed window to rear garden. Equipped with a range of eye and base level cabinets with matching drawers, rolltop work surfaces with tiled splashbacking and 1.5 bowl sink and drainer with mixer tap over. Space for gas cooker, space for under-counter fridge. Space and plumbing for washing machine. Wood effect flooring.

### **First Floor Landing**

Hatch access to loft space. Fitted carpet.

### **Bedroom 3 - 7'1" x 8'2" maximum (2.16m x 2.5m) maximum**

UPVC double glazed window. Door to large over-stairs airing cupboard housing gas fired combination boiler and shelving. Fitted carpet, radiator.

### **Bedroom 2 - 9' maximum x 10'2" (2.74m maximum x 3.1m)**

UPVC double glazed window to property front. Fitted carpet, radiator.

## Changing Lifestyles

### **Bedroom 1 - 9'9" x 9'8" (2.97m x 2.95m)**

UPVC double glazed window overlooking garden and fields beyond. Fitted carpet, radiator.

### **Shower Room**

UPVC double glazed obscure window. Close couple dual flush WC, pedestal wash hand basin with mixer tap over and corner shower enclosure with mains shower. Heated towel rail.

### **Outside**

To the rear of the property is a fully enclosed lawned garden of an impressive size which has views over the woodland behind. There is access to the front via a gate and side access to the Garage.

To the front of the property is a lawned garden with a pathway leading to the front door. There is a patio area providing a nice space to sit out and relax.

In front of the Garage there is off-road parking for 1-2 cars on a generous driveway. The Garage is of an impressive and is of pre-fabricated construction but there is planning in place to re-build it using blocks.

### **Council Tax Band**

A - Torridge District Council

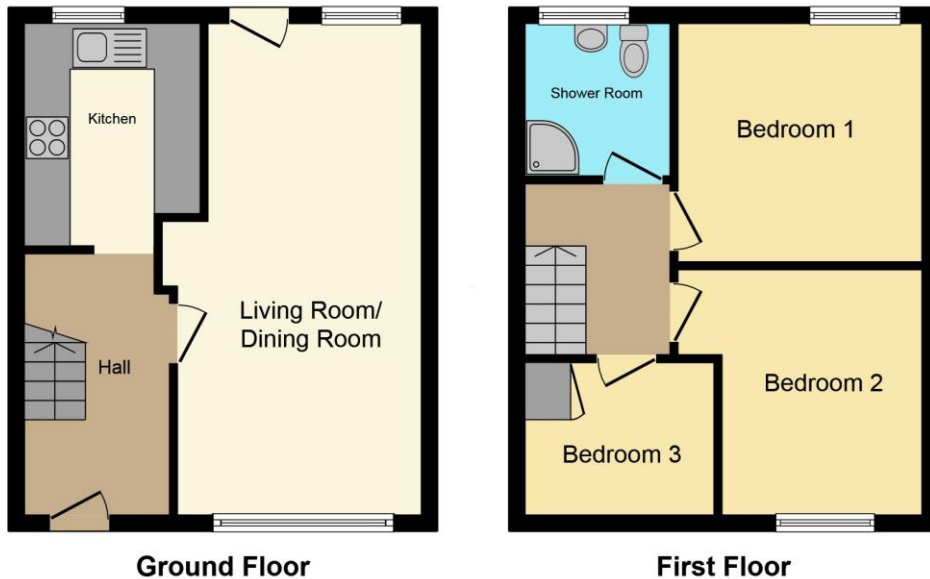
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## Have a property to sell or let?

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.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

EPC TO FOLLOW

### 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 44 Broadlands will be situated on your left hand side with a For Sale notice and 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.

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