



Bond
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Phillips

Changing Lifestyles

21 Broadlands
Bideford
Devon
EX39 4QL

Asking Price: £220,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

21 Broadlands, Bideford, Devon, EX39 4QL

AN IMMACULATELY PRESENTED TERRACED BUNGALOW

- 2 Bedrooms
- Wet Room
- Spacious Living Room extended to incorporate a Sun Room
 - Driveway parking for 1 vehicle
- Attractive, low-maintenance, south-facing rear garden enjoying a high degree of privacy
- Situated in a prime residential area being on a regular bus route
 - UPVC DG & GFCH
 - No onward chain



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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A fantastic opportunity to acquire an immaculately presented 2 Bedroom terraced bungalow situated in a prime residential area of Bideford being on a regular bus route.

A unique advantage of this low-maintenance home is that it has its own brick paved driveway parking providing off-road parking directly to the front of the bungalow for 1 vehicle. The property has an attractive low-maintenance, south-facing rear garden which enjoys a high degree of privacy.

Further benefits include 2 spacious Bedrooms, a Wet Room and a spacious Living Room that has been extended to incorporate a Sun Room. This bungalow has the further benefits of having UPVC double glazing throughout, gas fired central heating and it is available for sale with the distinct advantage of having no onward chain.

UPVC double glazed Entrance Porch

Wood effect flooring. UPVC double glazed door to Entrance Hall.

Entrance Hall

UPVC double glazed front entrance door off. Hatch access to insulated loft space. Boiler cupboard housing Worcester gas fired combination boiler. Radiator, wood effect vinyl flooring.

Lounge / Dining Room - 14' x 12' (4.27m x 3.66m)

Large UPVC double glazed picture window and UPVC double glazed stable door leading onto the south-facing rear garden. Wood effect flooring, radiator, TV point, telephone point. Through to Sun Room.

Sun Room - 7'2" x 7'3" (2.18m x 2.2m)

A recent addition to the property overlooking the rear garden.

Kitchen - 10'8" x 8' (3.25m x 2.44m)

This attractive modern Kitchen has a range of soft-closing units with storage cupboards, drawers and appliance space below incorporating pan drawers, carousel units and wall storage cabinets over. Single drainer sink unit inset into light granite effect work surfaces with tiled splashbacking. Larder cupboard. Electric cooker point, space and plumbing for washing machine and dishwasher. Vinyl flooring. UPVC double glazed window overlooking the front garden.

Bedroom 1 - 12' x 10'8" (3.66m x 3.25m)

Fitted carpet, radiator. UPVC double glazed sliding doors to the rear garden.

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Bedroom 2 - 11' x 7'7" (3.35m x 2.3m)

Fitted carpet, radiator. UPVC double glazed window.

Wet Room

Walk-in Wet Room with non-slip flooring. Pedestal wash hand basin, close couple WC and electric Mira shower. Heated towel rail, extractor fan. Opaque UPVC double glazed window.

Outside

To the front of the property is off-road parking for 1 vehicle and an artificial lawn. An EV charging point has been installed on the property frontage.

The rear garden is a particular feature of the property being fully enclosed and enjoying a southerly aspect. A paved patio leads onto a level bedded garden incorporating a variety of mature flowers, shrubs and small trees. There is a useful Greenhouse and vegetable patch.

Council Tax Band

A - Torridge District Council

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TOTAL: 57.1 sq.m. (615 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		91
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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 where number 21 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.

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