



Bond
Oxborough
Phillips

Changing Lifestyles

54 Broadlands
Bideford
Devon
EX39 4QL

Asking Price: £230,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

54 Broadlands, Bideford, Devon, EX39 4QL

A BEAUTIFUL & ADAPTED SEMI-DETACHED HOUSE

- 2 double Bedrooms (previously 3 Bedrooms)
- Light & inviting Dining Room seamlessly connecting to the contemporary & well-equipped Kitchen
 - Bright & appealing Lounge
 - Modern & stylish Bathroom
- Lawned rear garden with decked area - ideal for unwinding or entertaining
 - Off-road parking, Single Garage & adjoining Workshop / Store Room
- The property offers easy access to local schools, supermarkets & Bideford Town
- An early viewing is highly recommended to fully appreciate all this fantastic home has to offer



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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Introducing this beautifully maintained and thoughtfully adapted 2 double Bedroom semi-detached property, offering a perfect blend of space, style, and practicality. Previously configured as a 3 Bedroom home, the property has been reimaged to create 2 generously sized double Bedrooms. However, the original layout could easily be reinstated to suit your needs.

A standout feature of this home is the stunning rear extension, which provides a light and inviting Dining Room that seamlessly connects to the contemporary and well-equipped Kitchen, making it an ideal space for family meals or entertaining. The Lounge is bright and appealing, offering a welcoming atmosphere for relaxation.

Upstairs, you'll find 2 large double Bedrooms, both thoughtfully designed for comfort and storage, alongside a modern and stylish Bathroom.

The outdoor space is perfect for family life, featuring a lawned garden and a decked area - ideal for unwinding or entertaining. Additional benefits include off-road parking, a Single Garage, and an adjoining Workshop / Store Room, offering excellent storage or hobby space.

Situated in a highly convenient location, the property offers easy access to local schools, supermarkets, and Bideford Town, making it an excellent choice for young families or first time buyers.

Early viewing is highly recommended to fully appreciate all this fantastic home has to offer!

UPVC obscure double glazed door to spacious Entrance Hall

Entrance Hall

Carpeted stairs rising to First Floor with understairs storage space. Fitted carpet, radiator.

Lounge - 13'4" x 9'10" (4.06m x 3m)

Large UPVC double glazed window overlooking the front garden. Fitted carpet, radiator.

Kitchen - 7'1" x 16' (2.16m x 4.88m)

UPVC double glazed window to property rear. Modern stylish Kitchen fitted with a comprehensive range of eye and base level cupboards and drawers and inset sink and drainer with mixer tap set into marble effect rolltop work surface. Breakfast Bar. Large Larder cupboard. Built-in oven with 4-ring gas hob with extractor canopy over. Space for dishwasher, space for fridge / freezer, space and plumbing for washing machine and tumble dryer. Tiled splashback, laminate flooring. Opening through to Diner.

Diner - 8'4" x 11'1" (2.54m x 3.38m)

A lovely, dual aspect extension with UPVC double glazed French doors opening to the garden and UPVC double glazed window overlooking the rear garden. Hatch access to loft space. Fitted carpet, radiator.

First Floor Landing

UPVC double glazed window to property side. Hatch access to loft space. Built-in airing cupboard with slatted shelving. Fitted carpet.

Bedroom 1 - 15'11" (4.85m) maximum x 10'10" (3.3m) maximum

2 large UPVC double glazed windows to property front. Large built-in storage cupboard with radiator and slatted shelving. Fitted carpet, radiator.

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Bedroom 2 - 9'9" x 9'2" (2.97m x 2.8m)

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

Bathroom - 6'1" x 5'4" (1.85m x 1.63m)

An attractive, contemporary Bathroom comprising 'P' shape bath with rainforest head shower over, hand shower attachment and fully tiled walls, cabinet mounted wash hand basin with tiled splashback, and low level WC. Heated towel rail, vinyl flooring.

Outside

To the rear of the property is a large and level lawned garden - ideal for children to play. There is a decked seating area and also a patio area. Side access runs to a timber front gate and allows for pedestrian access to the Garage / Store Room / Workshop.

To the front of the property is a fully enclosed, fenced garden with a driveway to the side and an off-road parking space.

Garage / Store Room / Workshop - 33'2" x 8'5" (10.1m x 2.57m)

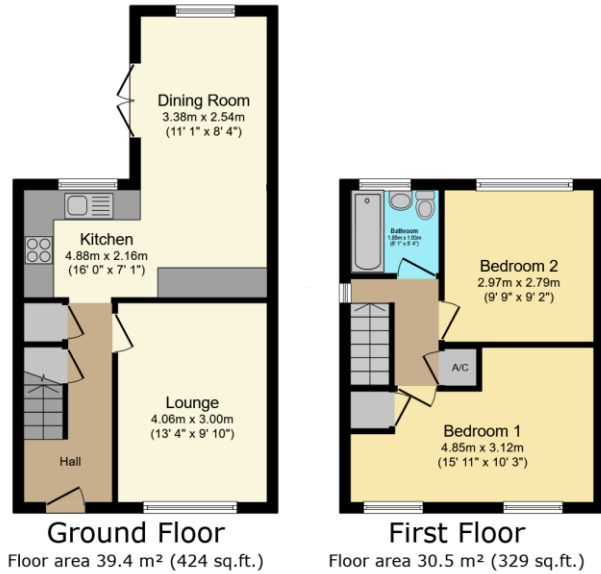
A useful outside space with up and over door. Currently divided into 2 useful spaces - the front area is used as a Gym and the rear area is used for storage and utility. Windows to rear and side elevations. Door to Cloakroom with low level WC and wall mounted wash hand basin with tiled splashback.

Council Tax Band

B - Torridge District Council

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TOTAL: 69.9 m² (752 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		85
(69-80) C	70	
(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. Upon reaching the mini roundabout, continue straight onto Torrington Lane. Proceed to the top of the hill and at the mini roundabout take the first exit onto Mines Road. Passing the Primary School on your right hand side, follow the road as it bears left to where number 54 will be located after 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.

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