



51a Broadlands, Bideford, EX39 4QL

Offers Over £215,000

- Modern End Terrace Home
- Low Maintenance Garden
- Off-Road Parking
- Close To Amenities
- Must See!
- Well-Planned Accommodation
- Garage With Studio Room Above
- Master Bedroom with Ensuite
- Popular Residential Area

51a Broadlands, Bideford EX39 4QL

We are delighted to offer this easy to run 3 bedroom end terrace home providing an easy garden, off-road parking and garage with an adaptable studio room above. Located within a popular residential location on the East side of the Torridge, the property is within a short stroll of the school and nearby bus stops whilst the bustling Bideford Quayside is also close to hand. Ideal for those seeking their first home, a property to downsize or a sound buy to let investment, this manageable property is highly recommended.



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C

Council Tax Band: B



Ground Floor

Entrance Hall

This inviting space welcomes you into the home and provides stairs to the first floor.

Cloakroom

Fitted with a suite comprising a low-level W.C and wash hand basin.

Kitchen/Diner

11'6" x 8'9"

Fitted with a range of work surfaces comprising a stainless steel sink & drainer unit with drawers and cupboards below and matching wall-units over, built-in oven and hob with extractor over, space for undercounter fridge/freezer, ample dining space and a useful storage cupboard.

Lounge

16'5" x 10'6"

A comfortable sitting room found at the rear of the property with double doors to the garden.

First Floor

Bedroom One

10'4" x 8'10"

A good sized double bedroom with built-in wardrobes and an outlook to the rear.

Ensuite

8'11" x 5'11"

Fitted with a white suite comprising a shower, low-level W.C, wash hand basin and heated towel rail.

Bedroom Two

9'8" narr. 3'6" x 6'5"

A comfortable double bedroom, currently arranged as a nursery, found at the front of the home.

Bedroom Three

6'6" max x 6'3" narr. to 3'1"

A single bedroom or office located at the front of the home.

Bathroom

6'3" x 5'11"

Fitted with a white suite comprising a bath with shower attachment, low-level W.C and wash hand basin.

Outside

The property is approached by a private driveway providing off-road parking and leading to the garage with up and over door. At the rear is a manageable garden laid immediately to decking which then steps down to patio with a raised bed. From here, there is a personal door to the garage/studio room.

Garage

With up and over door, light and power connected, personal door to the rear. There are stairs up to the adaptable studio room, ideal as a home office, gym or hobbies room.

Studio Room

18'1" x 11'7"

This adaptable space is ideal as a home office, gym or hobbies room.

Services

All mains connected.

Broadband: Standard broadband is available-Ofcom indicates that the

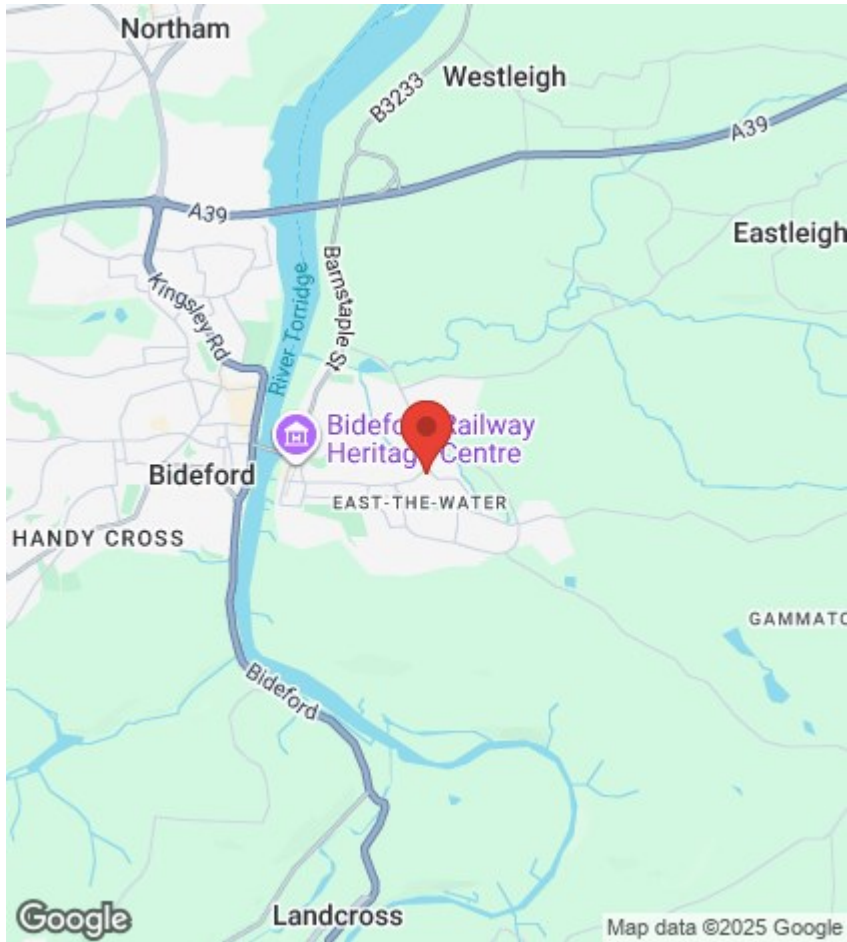
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Directions

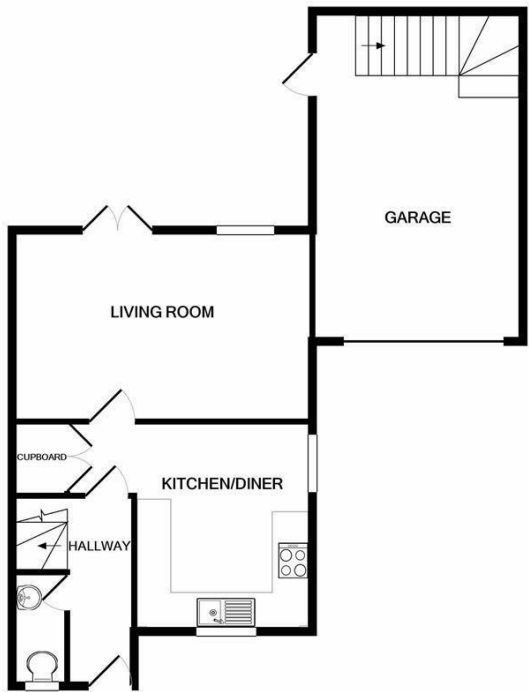
From Bideford Quay, cross The Old Bideford bridge to East-The-Water. At the mini-roundabout, proceed straight across and continue up the hill. Follow this road until you reach the roundabout and take the first exit onto Mines Road. Pass the school on your right and follow the roads as it bears right into Broadlands, the property will then be found on the right hand side.

Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

EPC Rating: TBC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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