



64 Broadlands, Bideford

Guide Price £290,000

 3 Bedrooms

 1 Bathroom

 EPC TBC

- Generously Proportioned Throughout
- Garage
- Popular Residential Location
- Family Home
- Modern Kitchen
- Viewing Recommended
- Off Road Parking For Multiple Vehicles
- Two Reception Rooms

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64 Broadlands,

Bideford EX39 4QL

We are delighted to offer this spacious 3 bedroom detached family residence within this convenient location close to town. Boasting well-planned accommodation, off-road parking and garage. The ground floor comprises of both a lounge and dining room, recently well fitted kitchen, utility room and WC. The first floor benefits from three good sized bedrooms and a family bathroom. Outside enjoys a low maintenance wrap around garden and off road parking for multiple vehicles. The property is ideal for the growing family or those seeking a well-established home within this central location.



GROUND FLOOR

ENTRANCE HALL Welcomes you into the home.

LOUNGE 14' 4" x 13' 3" (4.39m x 4.04m)

Offering a good sized lounge which overlooks the front garden and the large window allows light to flood the room, also benefitting from a gas fire which creates a focal point for the room.

DINING ROOM MAX:17' 5" x 11' 5" (5.32m x 3.48m)

Large dining room which follows onto the kitchen, the wooden staircase is accessed via the dining room and provides a feature to the room.

KITCHEN MAX:14' 11" x 10' 2" (4.55m x 3.10m)

A recently well-fitted kitchen with a good range of solid wood work surfaces comprising a Belfast sink with drawers and cupboards below and matching wall-units over, space for cooker and space for fridge/freezer.

UTILITY ROOM 10' 4" x 5' 11" (3.15m x 1.81m)

Just off the kitchen is this handy utility space, offering a stainless steel sink and undercounter plumbing for a washing machine. Also providing access out onto the rear garden.

WC Fitted with a low level WC.

FIRST FLOOR

BEDROOM THREE MAX: 11' 8" x 5' 11" (3.57m x 1.81m)

Generous sized single bedroom overlooking the front of the property.

BATHROOM 7' 8" x 7' 4" (2.36m x 2.24m)

Comprising of a P shaped bath with shower attachment over, low level WC and wash hand basin.

BEDROOM TWO MAX: 18' 6" x 11' 8" (5.64m x 3.56m)

Double bedroom which benefits from built in wardrobes.

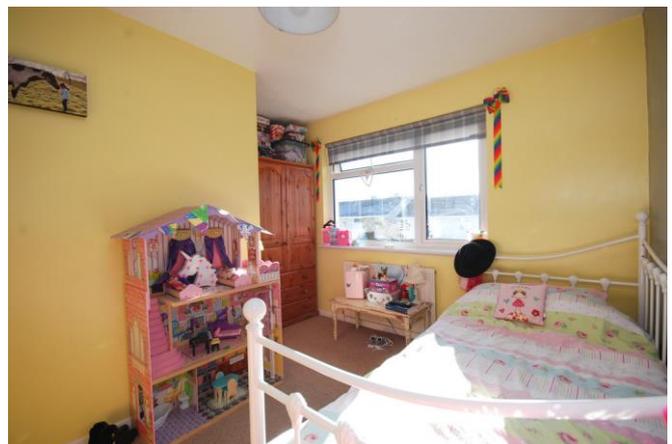
MASTER BEDROOM 13' 2" x 11' 8" (4.02m x 3.57m)

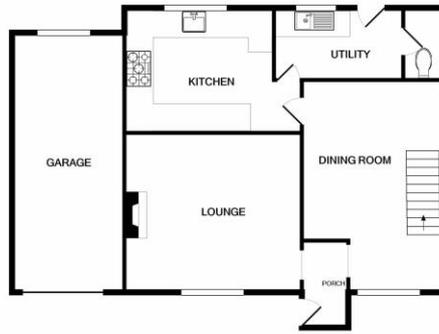
A spacious double bedroom, found at the front of the home, with handy built in wardrobes.

OUTSIDE The front of the property offers off road parking for two vehicles with access to the garage, the front garden is an attractive low maintenance garden. The enclosed rear garden wraps around the property and offers two patio areas and access to the summer house. To the side of the property is a hard standing area which offers additional parking for multiple vehicles.

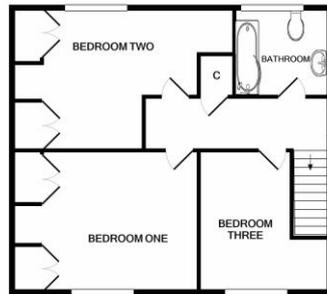
GARAGE Single garage with an up and over door.

VIEWINGS Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.





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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Energy performance certificate (EPC)

TBC

Tenure: Freehold.

Local Authority: Torridge District Council, Riverbank House, Bideford, EX39 2QG. Tel: 01237 428700.

Council Tax: C.

Services: All Mains Services Connected.

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 after a short distance on the left hand side.

IMPORTANT NOTICE - In accordance with the Property Misdescription Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the service, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, services charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. EPCs can be viewed in full via morrisandbott.co.uk, as and when they are made available by the property owner.

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