



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		85
(81-91) B		
(69-80) C		67
(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	



A two bedroom mid terraced house, ideally located for local primary school with Gas central heating and UPVC Double glazed windows available with no Ongoing chain

BLAK
PROPERTY

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49 Broadlands, Bideford, Devon, EX39 4QL
| Guide Price £180,000

A two bedroom mid terraced house, ideally located for local primary school with Gas central heating and UPVC Double glazed windows available with no Ongoing chain

East-The-Water is a suburb of Bideford is on the eastern bank of the River Torridge to the main town. It has its own shops, community hall and a well regarded primary school.

Bideford boasts a host of pubs, restaurants, and various sporting clubs. It has many open spaces to explore as well as pleasant river walks along the River Torridge or by the working Quay. Bideford also supports a range of interesting independent shops and small businesses as well as the Affinity Outlet shopping centre. The Pannier Market and Market Place host an array of shops and craft and farm food stores.

East-The-Water is within short driving distance of the Atlantic Highway (A39) that is the main feeder route across the region leading to Cornwall to the south west and to the M5 by Tiverton in the east. A bus service provides access to North Devon`s regional centre, Barnstaple.

Directions to Find

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 right to where number 49 Broadlands will be found a short distance on your right hand side.

Entrance Porch : Storage Cupboard

Entrance Hall : Staircase to first floor, Radiator, Telephone Point

Lounge 14'9" (4.5m) x 11'0" (3.35m) : Radiator, double glazed patio doors off.

Kitchen 7'11" (2.41m) x 5'10" (1.78m) : Range of fitted units with stainless steel sink, plumbing for washing machine, serving hatch, gas and electric cooker points, UPVC double glazed window

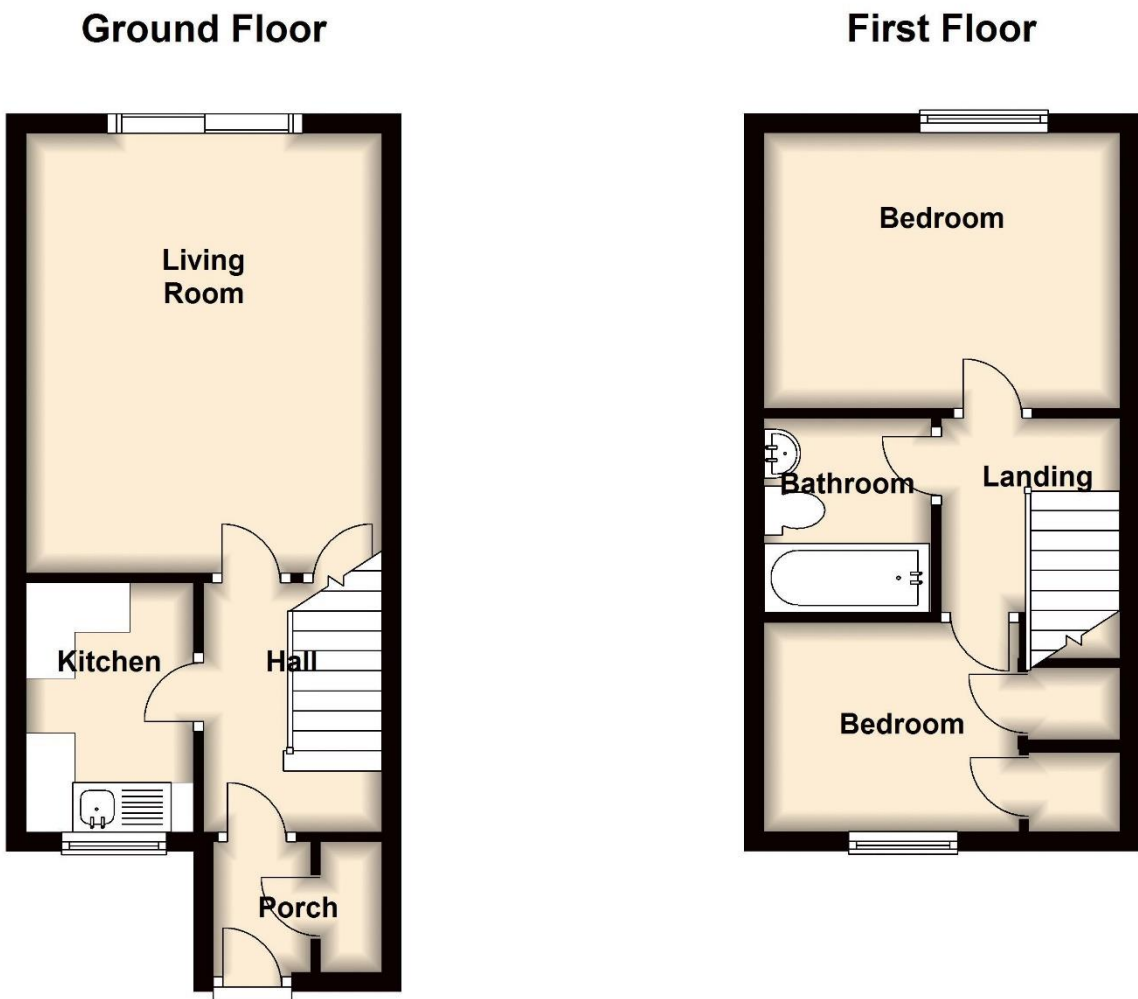
First Floor Landing : Loft access.

Bedroom 1 11'10" (3.61m) x 9'2" (2.79m): Radiator, UPVC double glazed window.

Bedroom 2 8'10" (2.69m) x 7'0" (2.13m) : Radiator, UPVC double glazed window, cupboard housing gas boiler feeding hot water and central heating, further built in cupboard.

Bathroom 6'1" (1.85m) x 6'1" (1.85m) : Fitted with a white 3 piece suite comprising modern panelled bath with tiled surround and electric shower over, wash hand basin and low level WC, fan heater, extractor.

Outside : To the front there is a small frontage. Enclosed rear Garden with chippings and patio. Allocated parking space in the area opposite the property



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