



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Set on a very large level plot a spacious 2 Bedroom end of terrace UPVC double glazed, gas Centrally heated bungalow presented in good order throughout with early viewing strongly recommended.

**BLAK**  
PROPERTY

BLaK Property, 32 Bridgeland Street, Bideford, Devon, EX39 2PS  
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**Email** bideford@blakproperty.co.uk  
**Website** www.blakproperty.co.uk



22 Broadlands, Bideford, Devon, EX39 4PH  
**Price** £240,000



Briefly the property comprises: Entrance Hall, Lounge, Kitchen with integrated appliances, 2 good sized bedrooms and Shower Room. Outside there is a driveway leading to the single garage, front garden and a very large rear garden with lawn, patio and raised decking area.

Broadlands is a popular residential area made up of similar sized bungalows, small houses and flats. A regular bus service provides access to the town centre, Barnstaple and neighbouring villages; with the nearest bus stop located only a short distance from the property.

Bideford itself offers an array of facilities & shops, pubs & restaurants and a regular farmers market on the quay. The nearby coast is also close to hand with the quaint fishing village of Appledore and popular surf hot-spot of Westward Ho! both just a 10 minute drive away. Barnstaple, the regional centre, is approximately 10 miles distant and from here there is a convenient route to the M5 motorway via the North Devon Link Road and a rail link to Exeter in the South.

Directions to find: From Bideford Quay proceed over the Old Bideford Bridge. Upon reaching the mini roundabout continue straight over and proceed up Torrington Lane. Continue to the top of the hill and take the first exit at the next mini roundabout onto Mines Road. Bear right into Broadlands and continue along this road until you find number 22 on your left hand side.

**Entrance Hall:** Double glazed UPVC front door off, spotlights, loft access, cupboard housing Worcester gas fired boiler feeding hot water and central heating.

**Lounge 12'0" (3.66m) x 11'11" (3.63m):** Double radiator, UPVC double glazed window, half glazed UPVC double glazed door off.

**Kitchen 11'10" (3.61m) x 8'0" (2.44m):** Fitted with a range of base and wall cupboards with inset 4 ring induction hob, oven and integrated dishwasher, plumbing for washing machine, UPVC double glazed window, vinyl flooring, coving to ceiling.

**Bedroom 1 12'0" (3.66m) x 11'5" (3.48m):** Double radiator, UPVC double glazed window.

**Bedroom 2 11'8" (3.56m) x 8'5" (2.57m):** Double radiator, UPVC double glazed window.

**Wet Room 8'7" (2.62m) x 5'0" (1.52m):** Half height wet room screens with electric shower, wash hand basin, Close coupledWC/Bidet, range of white tiling to walls, UPVC double glazed window, heated towel rail. Extractor.

**Outside:** Front garden with driveway providing parking and leading to Garage 16`3 x 8 Flourescent light fitting, electric roller door. Side access gate to a very large rear lawned Garden, patio are many mature shrubs and plants, steps up to a raised decking area.



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