



Weybrook  
34 Broadlands, Bideford, Devon EX39 4PH

Price Guide: £184,950

**HARDING & CO**  
ESTATE AGENTS & VALUERS

An extremely well presented 2 bedroom (1 en-suite) semi-detached bungalow which has been the subject of much expenditure to bring this property up to this standard. Works include new internal doors, recent fitted kitchen and shower room, a large conservatory across the rear and a beautifully presented low maintenance garden to the rear which backs onto fields. Hall, living room, en-suite cloakroom off bedroom 2, gas central heating, uPVC double glazing, garage and parking.

Bideford is a thriving market town with a working port and historic pannier market. It sits on the banks of the River Torridge and offers a wide range of amenities including a range of shops, clubs, bars and restaurants along with infants, primary and secondary schools. The North Devon coast is approximately 3 miles distance and offers a range of leisure pursuits including coastal walks, surfing and water sports together with a long sandy beach at Westward Ho! The regional centre of Barnstaple is approximately 10 miles. The A361 North Devon Link Road provides access to Junction 27 of the M5 and the national road network beyond.



**uPVC Entrance Porch**  
**Polycarbonate roof. Stable door opens to:**

#### **Entrance Hall**

Laminated flooring. Ceiling downlighters. Modern wall radiator. Hatch to loft space with retractable ladder, part boarded with electric light. Built in storage cupboard with hanging coat space. Central heating thermostat control.

#### **Kitchen**

**3.5m x 2.51m (11'5 x 8'2)**

Fitted with an excellent range of cream gloss fronted units with stainless steel handles and rolled edge worksurfaces over. Wall and base storage cupboards. Integrated fridge, freezer, dishwasher. Space for washing machine. Four burner gas hob with extractor canopy above. Integrated stainless steel fronted double oven. Ceiling downlighters. Part tiled walls. Laminated flooring. Built-in larder cupboard with shelving. Cupboard housing gas boiler for central heating and hot water. Under cupboard lighting.

#### **Living Room**

**4.44m x 3.65m (14'5 x 11'10)**

Double aspect room with covered radiator. Feature fireplace with gas fire. Coved ceiling. TV point. Picture window and sliding double glazed doors with steps leading down to:

#### **Conservatory**

**4.55m x 3.14m (14'9 x 10'3)**

Laminated flooring. Polycarbonate roof. Sliding doors open to garden. Picture windows overlooking garden and open farmland beyond. Radiator.

#### **Bedroom 1**

**3.77m x 3.67m (12'3 x 12')**

Radiator. Large window overlooking rear garden. TV point. Laminated flooring. Fitted double wardrobe cupboards.

#### **Bedroom 2**

**3.52m x 2.55m (11'5 x 8'4)**

Window overlooking the front. Radiator. Coving. TV point. Fitted double wardrobe cupboards.

Part glazed door opens to:

#### **En-Suite Cloakroom**

Modern white suite of pedestal wash hand basin with mixer tap. Fitted automatic shower toilet which provides flushing, washing and warm air drying in one simple operation. Wall storage cupboards. Half tiled walls. Mirror with LED lighting. Heated towel ladder.

#### **Family Shower Room**

Corner entry shower cubicle with Mira shower. Low flush w.c. Large wash hand basin and vanity unit with cupboards below, cupboards behind. Shaver mirror with LED lighting. Heated towel ladder. Fully tiled walls.

#### **Outside**

To the front of the property is a very neat area of garden laid to grass with flower borders with wood fencing along the front boundary. Pedestrian side gate to the rear garden. Private driveway leading to the:

#### **Single Garage**

**4.85m x 2.42m (15'9 x 7'9)**

Utility area at one end. Light and power. Up and over door. Personal door to rear garden.

The rear garden is a particular feature of this property comprising an easy to maintain layout with lots of sitting areas with slate chippings with flower beds and borders. Timber pergola and at the far end a further timber deck which overlooks a small stream and high panel fencing along the rear boundary.

#### **Garden Workshop**

**2.31m x 2.23m (7'6 x 7'3)**

Further timber shed. Outside water butts.

**Services:** All mains services connected. Gas fired central heating. uPVC double glazing.

**Energy Performance Certificate:** TBC  
**Council Tax Banding:** A

**Directions:**

From Bideford proceed over the old river bridge toward East the Water, go over the mini roundabout and up Torridge Lane. Continue to the roundabout and take the 1st turning into Broadlands where the property can be found on the left hand side.



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