



Bond
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Changing Lifestyles

29 Riversmeet
Appledore
Bideford
Devon
EX39 1RE

Guide Price: £270,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

29 Riversmeet, Appledore, Bideford, Devon, EX39 1RE

A SPACIOUS DETACHED BUNGALOW



FOR SALE BY MODERN AUCTION –

T & C's apply

- Subject to Reserve Price • Buyers Fees Apply
- The Modern Method of Auction
- 3 Bedrooms
- Light-filled 'L' shaped Living / Dining Room
- Well-equipped Kitchen enjoying a garden outlook
- Family Bathroom & separate Cloakroom
- Private driveway parking & large Garage with utility space
- Sunny rear garden with patios, lawn & established planting
- Spacious & adaptable home ready for personalisation or extension



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Located in one of Appledore's most desirable residential areas, this very spacious 3 Bedroom detached bungalow enjoys the tranquillity of a private, elevated setting whilst being just moments from the vibrant heart of the village. Renowned eateries, boutique shops, local amenities, and the picturesque quayside are all within easy reach, making this a truly superb lifestyle location. Set amongst similar style properties, the bungalow benefits from fantastic kerb appeal, featuring an attractive front lawn and a driveway providing off-road parking.

Already generously proportioned, the accommodation offers spacious and flexible living, yet presents a wonderful opportunity for new owners to put their own stamp on it. Perfectly liveable as it is, the property holds exciting potential for modernisation or extension, such as reconfiguring the layout to create a stylish Kitchen / Diner or extending into the particularly extensive Garage. Inside, the 'L' shaped Living / Dining Room is flooded with natural light from a large picture window, and provides ample space for various lounging and dining configurations.

There are 3 well-sized double Bedrooms, 1 situated to the front and 2 overlooking the rear garden, offering flexibility for family living, guests or home working. The practical layout includes a Family Bathroom, a separate Cloakroom for added convenience, which could easily be extended to provide an en-suite shower room to the master bedroom. Although dated, there is a well-equipped Kitchen functional Kitchen fitted with a built-in hob, extractor, double oven and space for a fridge. The Garage has been cleverly partitioned to create a handy utility area whilst retaining a good sized garage space - ideal for storage or further adaptation. In addition, the double length garage, with its flat roof, offers views across Appledore towards Bideford taking in the Torridge River and countryside beyond. Ideal for potential creation of a sun terrace with a view.

The spacious Entrance Hall offers access to a large airing cupboard, a loft hatch, and a further sliding door cupboard housing the electric hot air heating system.

Outside, the rear garden is arranged over 2 levels, featuring 2 patio areas - perfect for al fresco dining, a lawned section and a range of established plants and shrubs, with gated side access to the front.

Available for sale with no onward chain, this tremendous home offers an exceptional opportunity to embrace a relaxed coastal lifestyle with the comfort of a forever home, all set in a truly enviable location.

Council Tax Band

D - Torridge District Council

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to the purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The Buyer Information Pack is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted, the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

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Floor Plan

Floor area 120.8 sq.m. (1,300 sq.ft.)

Total floor area: 120.8 sq.m. (1,300 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Area Information

Appledore is a sought after area to live. A famous port and shipbuilding village, Appledore is now a delightful example of picturesque North Devon at its best. There are many country walks around the village and the outlying areas, including the popular Northam Burrows and the nearby Westward Ho! Beach.

Local amenities include cafés, a delicatessen, a grocers and gift shops. There's also a primary school, a library and a number of churches around the village. You'll never be short of places to eat and drink in Appledore as well, as the choice of restaurants and pubs is extensive for a village of its size.

In nearby Northam there is a public swimming pool and gym too. Golf enthusiasts will also have cause to celebrate because there's a great championship course on the outskirts of Westward Ho! Westward Ho! is also very popular with surfers and body boarders, with many places to get lessons and hire kit for the beginner.

Appledore is a friendly village and the locals host many community events, so if you're the kind of person that loves to join in, there's something to occupy just about everybody all year around.

Directions

From Bideford Quay, proceed towards Northam / Appledore along Kingsley Road (A386). Upon reaching the Heywood Road roundabout, take the second exit to stay on Heywood Road (A386). Continue on this road turning right onto Churchill Way (B3236), signposted Appledore. Follow Churchill Way for approximately 1.2 miles as it descends towards the village, continuing to follow signs for Appledore. As you approach the outskirts of Appledore, turn left onto Staddon Road and follow it for a short distance as it bears to your right. Take the left hand turning signposted Riversmeet.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be available by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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We are here to help you find and buy your new home...

5 Bridgeland Street

Bideford

Devon

EX39 2PS

Tel: 01237 479 999

Email: bideford@bopproperty.com

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If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

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for a free conveyancing quote and
mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

