



Bond
Oxborough
Phillips

Changing Lifestyles

17 New Street
Appledore
Bideford
Devon
EX39 1QJ

Guide Price: £250,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

17 New Street, Appledore, Bideford, Devon, EX39 1QJ

A CHARMING MID-TERRACE HOME WITH PRIVATE PARKING



- 2 Bedrooms

- Dual aspect Lounge with woodburning stove
- Kitchen with vaulted ceiling, Velux windows & opening onto the rear patio
 - First Floor contemporary Shower Room
 - Unusually large & elevated rear garden enjoying a bright & sunny aspect
 - Private parking bay
- Ideally situated just a short stroll from the heart of Appledore village
 - No onward chain



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A fantastic opportunity to acquire this charming 2 Bedroom mid-terrace home, ideally situated just a short stroll from the heart of Appledore village, with its array of cafés, restaurants and waterfront walks. Offered to the market with no onward chain, the property combines character features with practical living and benefits from all mains services and gas fired central heating.

The accommodation is well-balanced throughout, with a particularly impressive dual aspect Lounge providing a generous and inviting living space. A woodburning stove creates a cosy focal point, whilst the dual windows allow for excellent natural light.

To the rear, the Kitchen is a real highlight of the home featuring a vaulted ceiling with Velux windows that flood the space with light. There is a range of fitted units, ample worktop space, a useful pantry cupboard and space for white goods. The Kitchen opens directly onto the rear patio, creating a seamless connection to the outside space.

Externally, the property enjoys an unusually large and elevated rear garden for Appledore. The garden is thoughtfully arranged, with a patio area with log-store adjoining the house, steps rising to a further seating space and a lawned section beyond. The elevated position ensures a bright and sunny aspect. A gate to the rear gives access to a private parking bay, a rare and highly desirable feature within the village.

To the First Floor are 2 well-proportioned Bedrooms, both enjoying views across the estuary towards Instow. These are served by a contemporary Shower Room.

This delightful home would suit a range of buyers, whether as a main residence, holiday home or investment, offering a wonderful blend of space, character and location within one of North Devon's most sought after coastal villages.

Council Tax Band

A - Torridge District Council



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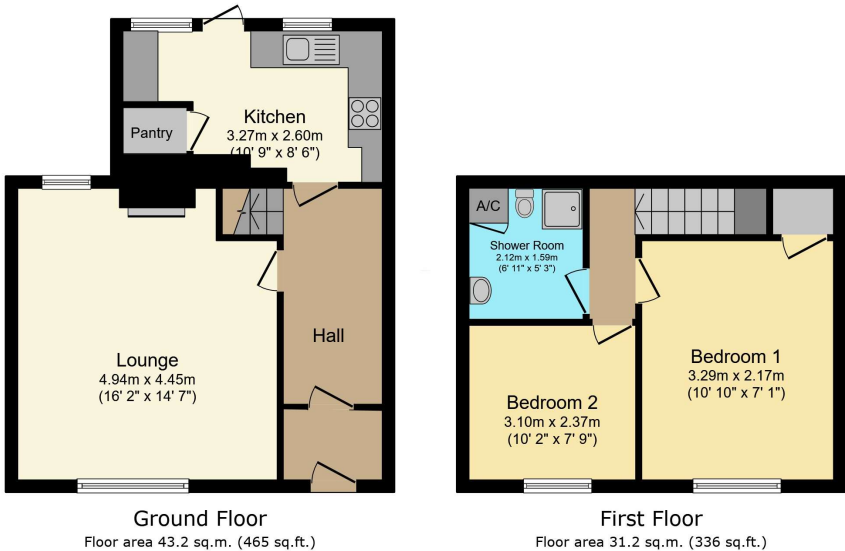
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Have a property to sell or let?

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.



Directions

From Bideford Quay, head out of town towards Northam, continuing straight across at the Heywood Road roundabout. Follow the road passing the Durrant House Hotel on your right hand side then take the right hand turning signposted Appledore. Follow this road into the village, parking anywhere available near or on New Quay Street. Proceed on foot onto New Street where number 17 will be found a short distance along with a numberplate clearly displayed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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 & 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 able 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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