Bond Oxborough Phillips

Changing Lifestyles

1 Reardon Way
Appledore
Bideford
Devon
EX39 1GB

Asking Price : £295,000 Freehold







Changing Lifestyles

01237 479 999
bideford@boppproperty.com

1 Reardon Way, Appledore, Bideford, Devon, EX39 1GB

AN EXCEPTIONAL FORMER SHOW HOME OFFERING A STYLISH FINISH THROUGHOUT

- 2 spacious double Bedrooms
- Generously proportioned Kitchen
- Superb, open-plan Lounge / Dining Room with dual-aspect windows & French doors opening onto the rear garden
- Ground Floor Cloakroom & First Floor Bathroom
- Allocated parking space & larger-than-average Garage
- Low-maintenance rear garden with patio
- Quiet edge-of-village location with countryside views











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Situated on the peaceful outskirts of the ever-popular fishing village of Appledore, this is a rare opportunity to acquire an immaculately presented, recently constructed 2 Bedroom semi-detached home. Formerly the development's show home, the property has been finished to an exceptional standard and remains beautifully presented throughout.

A particular rarity for Appledore, the property benefits from an allocated parking space together with a larger-than-average garage. A paved pathway leads around from the rear of the garage to the garden, creating additional outside space and enhancing the practicality of the home.

The welcoming Entrance Hall provides access to the first floor and features a useful understairs storage cupboard together with a Cloakroom. The Kitchen is generously proportioned for a home of this size and is fitted with an attractive range of modern units. Integrated appliances include an electric oven, induction hob and fridge / freezer, whilst there is also space and plumbing for a washing machine together with a cupboard housing the gas fired boiler. To the rear of the property is a superb, open-plan Lounge / Dining Room offering ample space for both relaxing and entertaining. Dual-aspect windows together with French doors opening onto the rear garden flood the room with natural light and create an inviting living space. Upstairs, the Principal Bedroom overlooks the rear garden and benefits from an impressive wall of bronzed mirror fitted wardrobes. The Second Bedroom is another excellent-sized double, enjoying 2 windows with pleasant countryside views, a useful storage alcove, loft access and a large over-stairs storage cupboard. The contemporary Bathroom is beautifully appointed with a panelled bath featuring a rainfall shower over, concealed cistern WC, wall-mounted wash hand basin and recessed ceiling spotlights.

The rear garden has been designed with ease of maintenance in mind, featuring an attractive patio seating area directly outside the living room and a pathway leading around to the garage.

The property has proven itself as both a successful holiday let and a comfortable permanent residence, making it an excellent choice for a wide range of purchasers including first time buyers, downsizers, investors and those seeking a holiday home on the North Devon coast. Beautifully presented throughout, there is quite simply nothing to do but move in and enjoy.

Agents Note
We are advised by the vendors that there is a Maintenance Charge of £244.00 per annum (£20.30 per month) payable to Weldon & Edwards Estate Management for future management of the estate and maintenance of areas of open space.

Council Tax Band
B - Torridge District Council

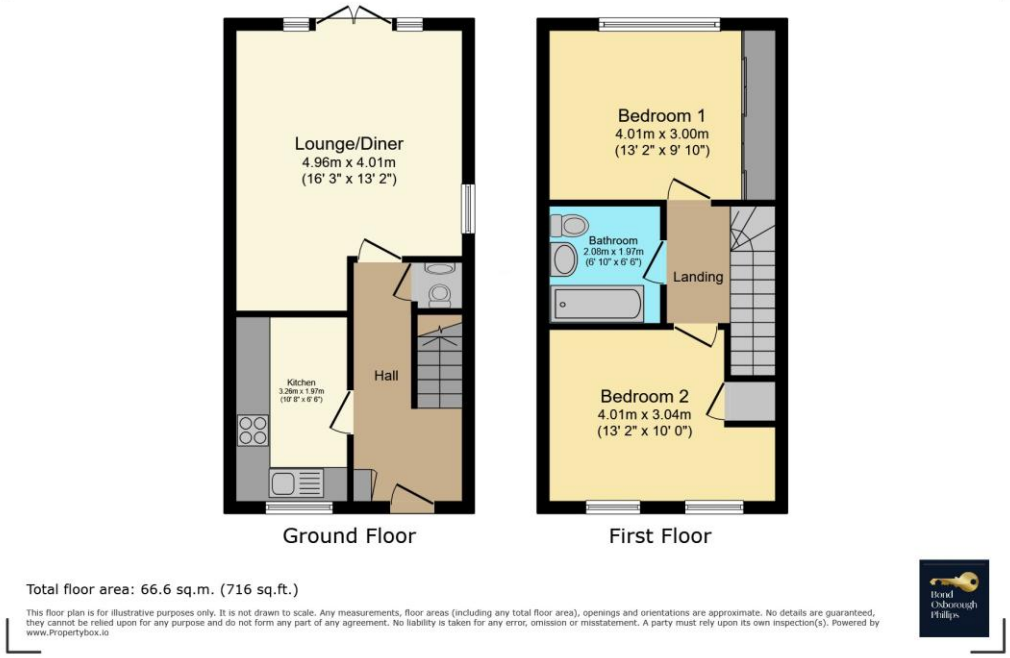






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Total floor area: 66.6 sq.m. (716 sq.ft.)

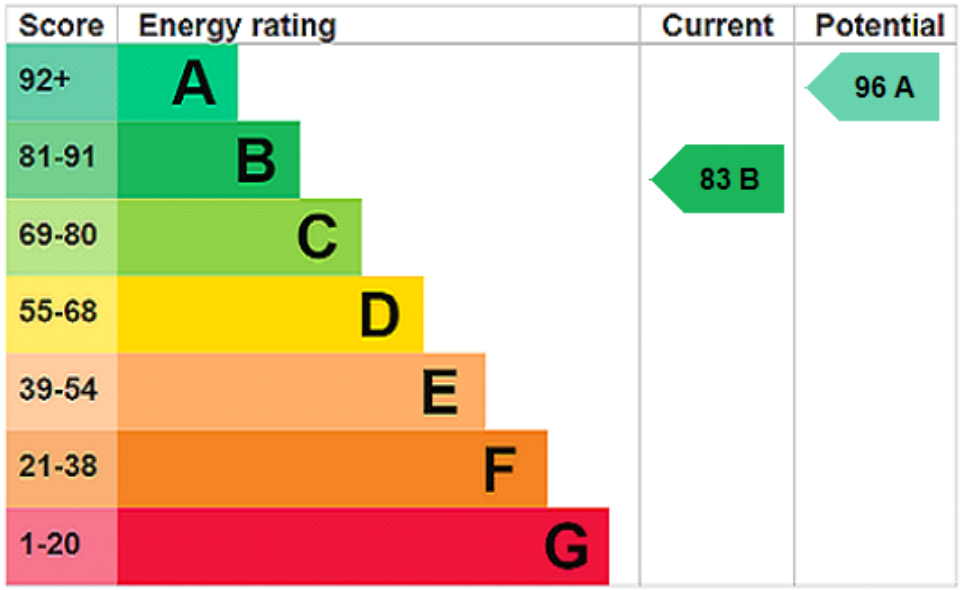
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

Directions

From Bideford Quay proceed towards Northam passing the Durrant House Hotel on your right hand side. Take the right hand turning signposted Appledore onto Churchill Way / A386. Continue on this road for approximately 1 mile and turn right onto Wooda Road. Take the second left hand turning and proceed into the development to where 1 Reardon Way will be found on your left hand side.

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.



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.