



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

5 New Quay Street  
Appledore  
Bideford  
Devon  
EX39 1LU

**Asking Price: £335,000 Freehold**



Changing Lifestyles

01237 479 999  
[bideford@bopproperty.com](mailto:bideford@bopproperty.com)



5 New Quay Street, Appledore, Bideford, Devon, EX39 1LU

A LOVELY HOME ENJOYING ESTUARY VIEWS & OFFERED FOR SALE WITH NO ONWARD CHAIN



- 3 Bedrooms
- Bedroom 2 with French doors opening to the rear garden
- Cosy Lounge with wood burning stove
  - Modern fitted Kitchen
  - 4-piece Bathroom
- Gas fired radiator central heating
- Rear courtyard garden - a suntrap, ideal for outdoor dining
- Potential to use the courtyard for parking, if desired



Changing Lifestyles

01237 479 999  
[bideford@bopproperty.com](mailto:bideford@bopproperty.com)

## Overview

**Nestled in the heart of Appledore on the charming New Quay Street, this beautifully finished 3 Bedroom home offers a perfect blend of character, comfort and coastal living. With no onward chain, estuary views and a superb standard of presentation, this property is ideal as a permanent residence or a stunning holiday retreat.**

**Step inside to a spacious and inviting Lounge, where a wood burning stove adds warmth and charm, creating a cosy yet stylish living space. The lovely tiled flooring enhances the character of the room, while the open-plan design allows for both lounging and dining areas. This space flows seamlessly into the modern fitted Kitchen, complete with a built-in oven, hob and extractor, along with space for a washing machine and fridge / freezer, ensuring both practicality and a contemporary feel.**

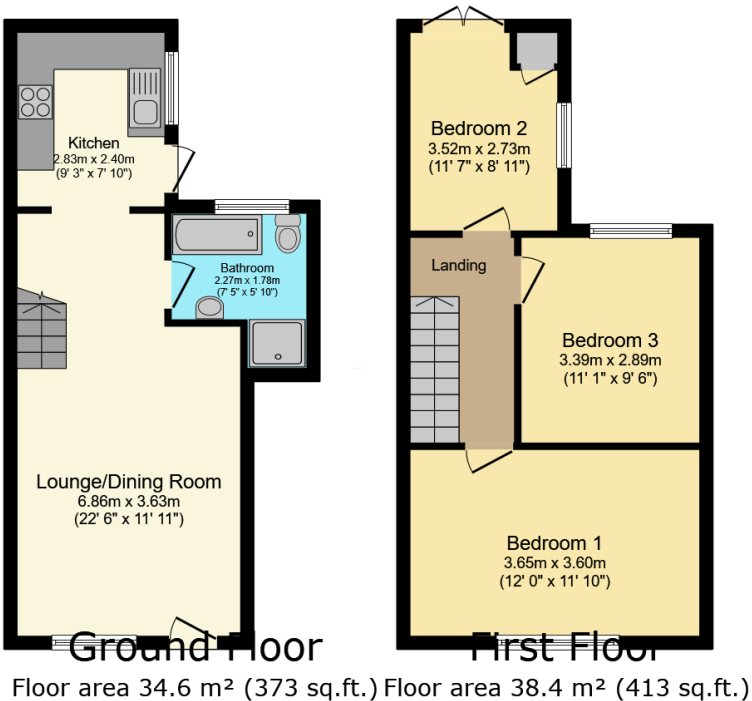
**Upstairs, the well-proportioned Bedrooms enjoy plenty of natural light, with Bedroom 1 enjoying estuary views and Bedroom 2 featuring French doors leading directly to the rear garden, adding an extra touch of charm and versatility. The 4-piece Bathroom is well-appointed, offering a bath, separate shower, wash hand basin and WC for ultimate convenience. The home is warmed by gas fired radiator central heating, ensuring comfort all year round.**

**Outside, the rear courtyard garden is a delightful suntrap, perfect for al fresco dining or simply relaxing in the fresh coastal air. The space offers the possibility to park a car, although the current owners have chosen to use it as a dedicated garden area.**

**Set within walking distance of Appledore's vibrant quay, independent shops and renowned eateries, this home places you at the heart of one of North Devon's most sought after coastal communities. Whether you're looking for a stylish full-time home or a picturesque getaway, this property is a rare find in a truly enviable location.**

### Council Tax Band

A - Torridge District Council



TOTAL: 73.0 m<sup>2</sup> (786 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](http://www.Propertybox.io)





5 New Quay Street, Appledore, Bideford, Devon, EX39 1LU

Changing Lifestyles



Changing Lifestyles

01237 479 999  
[bideford@bopproperty.com](mailto:bideford@bopproperty.com)



5 New Quay Street, Appledore, Bideford, Devon, EX39 1LU



Changing Lifestyles

01237 479 999  
[bideford@bopproperty.com](mailto:bideford@bopproperty.com)

5 New Quay Street, Appledore, Bideford, Devon, EX39 1LU



## 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 in the direction of Northam passing Morrisons Supermarket on your right hand side. Continue up and over the Heywood Road roundabout passing the Durrant House Hotel on your right hand side. Take the right hand turning onto Churchill Way signposted Appledore. Follow this road for approximately 1.5 miles down towards the village. A little way past the Fire Station, turn right onto New Quay Street to where you will find number 5 a short way along also on your right hand side.

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.

Changing Lifestyles

01237 479 999  
bideford@bopproperty.com

# 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](mailto:bideford@bopproperty.com)

## 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.

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

**01237 479 999**

for a free conveyancing quote and  
mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	