



Bond
Oxborough
Phillips

Changing Lifestyles

8 Scott Avenue
Appledore
Bideford
Devon
EX39 1RQ

Asking Price: £315,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

8 Scott Avenue, Appledore, Bideford, Devon, EX39 1RQ

A SEMI-DETACHED BUNGALOW WITH A LOVINGLY LANDSCAPED GARDEN

- 1 Bedroom (with the flexibility to revert back to 2 Bedrooms)
- Spacious Living Room enjoying plenty of natural light
 - Second Reception Room / Bedroom
- Superb Sun Room with delightful views across the rear garden
- Well-equipped Kitchen & compact yet practical Shower Room
- Private garden sanctuary with established plants, shrubs & flowers, large greenhouse & 2 useful storage sheds
 - No onward chain



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!



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Tucked away in the highly sought after cul-de-sac of Scott Avenue, close to the heart of the charming village of Appledore, this spacious semi-detached bungalow presents a rare and exciting opportunity to acquire a home in one of the area's most prized locations. The property offers the convenience of a private driveway with off-road parking for 2 vehicles alongside a neat, stone-chipped front garden stocked with an attractive variety of shrubs and plants, setting a welcoming tone on arrival. The bungalow has been thoughtfully adapted by the current owner to create a generously proportioned 1 Bedroom home, although it retains the flexibility to revert back to a traditional 2 Bedroom layout if desired, giving any purchaser the chance to tailor the property to their own needs.

Inside, the accommodation is bright and inviting, with a spacious Living Room to the front that enjoys plenty of natural light through a large UPVC double glazed window overlooking the front garden. Almost mirroring this in size is a versatile second Reception Room, currently arranged as additional living space but easily adaptable to serve as a bedroom if preferred. From here, an opening leads into a superb Sun Room with 3 large windows that frame delightful views across the rear garden, creating the perfect spot to sit and unwind while enjoying the changing seasons. The Main Bedroom is a comfortable double, also set to the front of the property, complete with fitted mirror-fronted wardrobes, while the Kitchen is well-equipped with a built-in oven, hob and extractor, with further space and plumbing for everyday appliances. A compact yet practical Shower Room completes the internal layout.

The outside space is a true highlight and very much the soul of this home, lovingly landscaped to form a private garden sanctuary that could almost be compared to a miniature Rosemoor. A wealth of established plants, shrubs and flowers provide colour and interest throughout the year, linked together by a mix of paved patios, stone-chipped paths and peaceful seating areas. The garden also incorporates a large greenhouse and 2 useful storage sheds, with further side space ideal for bins, recycling or a rotary washing line.

This unique home is offered to the market with the distinct advantage of no onward chain and, with its enviable position, flexible layout and glorious garden, viewing is strongly advised to fully appreciate the rare opportunity on offer.

Council Tax Band

B - Torridge District Council



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Floor Plan
Floor area 65.7 sq.m. (707 sq.ft.)



Total floor area: 65.7 sq.m. (707 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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. Continue on this road for approximately 1.5 miles. Take the left hand turning onto Staddon Road and the first right hand turning into Scott Avenue. Number 8 will be situated on your right hand side clearly displaying a numberplate.

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.

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