



Bond
Oxborough
Phillips

Changing Lifestyles

9 Estuary Avenue
Appledore
Bideford
Devon
EX39 1GF

Asking Price: £385,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

9 Estuary Avenue, Appledore, Bideford, Devon, EX39 1GF

AN IMMACULATE DETACHED BUNGALOW



- 2 Bedrooms
- High-quality finish with superb fitted Kitchen
- Spacious Lounge / Diner with garden access
 - Well-proportioned, enclosed garden with Summerhouse
 - Garage & driveway parking
- Prime Appledore location close to village hub & Estuary
- A show-home standard property ready for immediate enjoyment
 - No onward chain



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Overview

This immaculate 2 Bedroom detached bungalow, built by the highly regarded Baker Estates and benefiting from the remaining balance (just under 7 years) of an original 10-year NHBC warranty, offers exceptional quality and contemporary living in one of North Devon's most sought-after coastal villages. Perfectly positioned on the exclusive Estuary View development in Appledore, this beautifully presented home combines modern efficiency with timeless style and is ideally placed within easy reach of the vibrant village hub, where you can enjoy Appledore's charming pubs, cafés, independent shops and scenic quayside walks. With no onward chain, this property represents an outstanding opportunity for couples or investors seeking a turnkey home in an enviable location. The property has been used as a successful holiday let.

The spacious, open-plan Lounge / Dining area provides a welcoming and versatile living space, with French doors opening directly onto the enclosed rear garden, flooding the room with natural light. Adjoining this is an immaculate fitted Kitchen showcasing an array of high-quality units at both eye and base level, a stainless steel sink with drainer, a built-in 4-ring induction hob with extractor canopy over, a built-in eye-level double oven, and integrated appliances including a washing machine, dishwasher and fridge/freezer. The tiled flooring and UPVC double glazed window overlooking the garden complete this superbly appointed space, with a matching rear door leading outside for easy access.

There are 2 generous double Bedrooms, one featuring an En-suite Shower Room, while a stylish main Bathroom provides both bath and shower options, each finished to a high specification with contemporary fittings.

Outside, the property continues to impress with a well-proportioned, enclosed garden laid mainly to lawn and patio (where there is a double outside plug socket), complemented by a large summerhouse with power connected - perfect for a home office, creative studio or workshop. To the side is a gated access leading to the driveway, which offers parking for 2-3 cars and access to the good size Garage with an electric door and power connected. There is an attractive outlook to the front of the property over countryside.

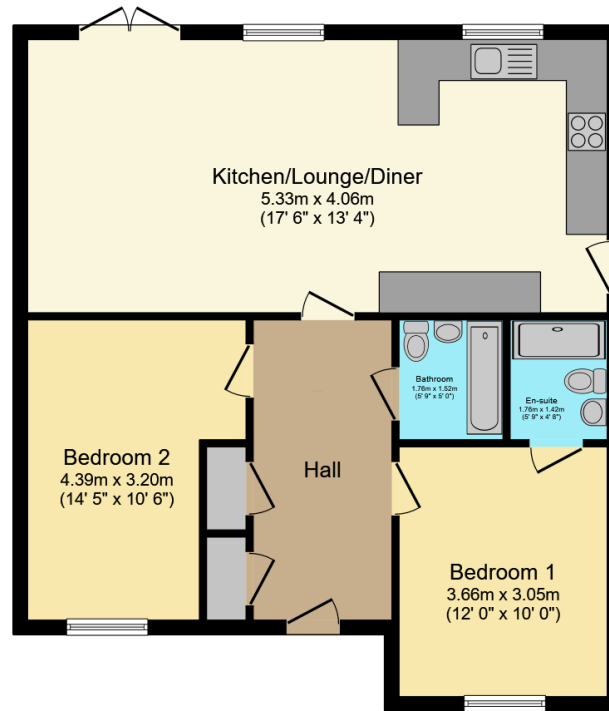
Built with the quality and attention to detail that Baker Estates are known for, this home delivers modern comfort, excellent energy efficiency and a genuine sense of space both inside and out. With its premium position close to the heart of Appledore and its no onward chain status, this is a rare opportunity to acquire a show-home standard property ready for immediate enjoyment.

Agents Note

We are advised by the vendors that there is a Maintenance Charge of £364.08 per annum payable for future management of the estate and maintenance of areas of open space.

Council Tax Band

D - Torrington District Council



Floor Plan

Floor area 75.5 sq.m. (812 sq.ft.)

Total floor area: 75.5 sq.m. (812 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





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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 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 turn immediately left to where 9 Estuary Avenue will be found 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 and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

