



Bond
Oxborough
Phillips

Changing Lifestyles

12 Tommouth Crescent
Appledore
Bideford
Devon
EX39 1QG

Asking Price: £325,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

12 Tommouth Crescent, Appledore, Bideford, Devon, EX39 1QG

A CHARMING MID-TERRACE HOME ENJOYING DELIGHTFUL VIEWS TOWARDS THE ESTUARY



- 3 Bedrooms

- Bright & airy Living Room with bay window

- Spacious Kitchen & practical Utility Room

- Upstairs Bathroom

- Long, tiered rear garden arranged into useful sections of paving, lawn & decking

- On-street parking

- This is a home with both charm & potential



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Discover this charming 3 Bedroom mid-terrace home set in the ever-popular village of Appledore, positioned to take full advantage of its elevated outlook with delightful views towards the estuary. 12 Tomouth Crescent offers generous accommodation across 2 floors, and a large and versatile rear garden, making it an appealing choice for a range of buyers.

The ground floor welcomes you into a bright and airy Living Room featuring a bay window that captures natural light and offers a glimpse of the estuary beyond. To the rear, the spacious Kitchen provides ample worktop space and storage, with direct access into a practical Utility Room - ideal for laundry, boots or additional appliances. From here, a door leads out to the rear garden. The property is connected to all mains utilities and benefits from gas fired central heating with radiators throughout.

Upstairs, the home provides 3 well-proportioned Bedrooms. The main bedroom mirrors the bay fronted design of the living room and enjoys elevated estuary views, while the 2 further bedrooms offer comfortable accommodation for family, guests or home-working. The Bathroom is neatly finished, serving all bedrooms from the central landing.

Externally, the property boasts a long, tiered rear garden arranged into useful sections of paving, lawn and decking. Whether you're looking for space to entertain, garden or simply relax and take in the surroundings, the layout provides excellent flexibility. Several garden sheds offer additional storage, and the private alleyway running from the front of the terrace to the garden makes access simple and practical. Parking is available on-street nearby.

With its characterful presentation, outstanding outdoor space and sought-after location within walking distance of Appledore's waterfront, galleries, pubs and village amenities, 12 Tomouth Crescent is a home with both charm and potential.

Council Tax Band

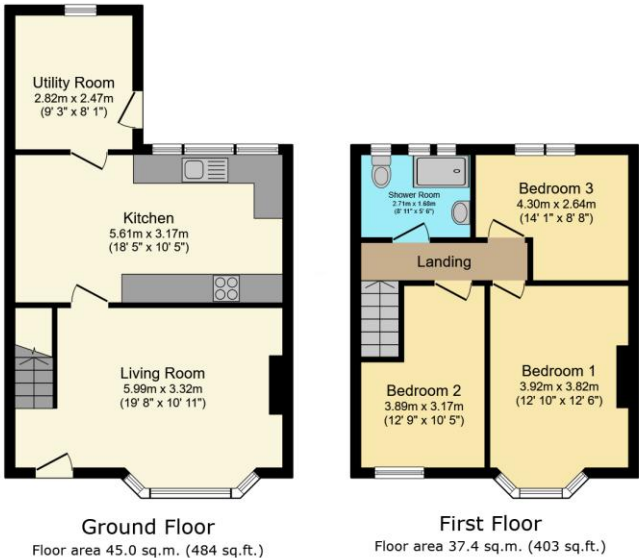
A - Torridge District Council



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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.ie



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 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 and take the right hand turning onto Churchill Way signposted Appledore. Continue on this road passing the Swimming Pool on your right hand side. After a further half a mile take the right hand turning onto Wooda Road. Passing the Shipyard on your right hand side, continue for a further quarter of a mile turning left onto South Road. At the top of the hill bear left and continue to the top of the road, parking where convenient, and proceed on foot to where number 12 will be located on your left.

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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