



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

33 Riversmeet  
Appledore  
Bideford  
Devon  
EX39 1RE

**Asking Price: £500,000 Freehold**



**Changing Lifestyles**

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



33 Riversmeet, Appledore, Bideford, Devon, EX39 1RE

## A BEAUTIFULLY DESIGNED DETACHED BUNGALOW



- 3 generous Bedrooms (1 En-suite)
- light-filled Lounge opening to the garden
- Well-equipped Kitchen & separate Utility Room
- Large Attached Garage & driveway parking
- The perfect property for those looking to enjoy a peaceful lifestyle close to the vibrant village
- Offering spacious living with an opportunity for the new owners to put their own stamp on it
  - Early viewing is highly recommended to fully appreciate everything this delightful bungalow has to offer



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## Overview

**Situated in the highly sought after Riversmeet area of Appledore, this beautifully designed detached bungalow offers spacious and versatile living accommodation, perfect for those looking to enjoy a peaceful lifestyle close to the vibrant village.**

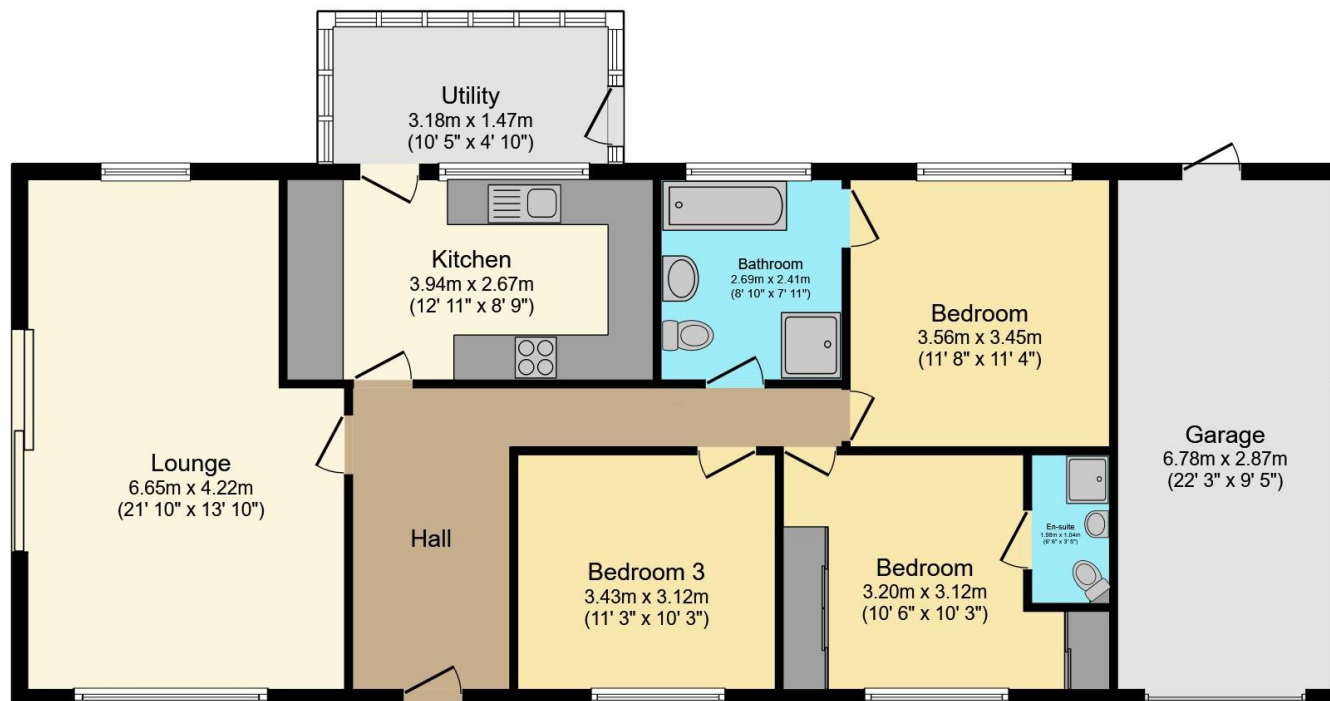
**The property boasts approximately 125m<sup>2</sup> (1,346 sq. ft.) of well-appointed space, including 3 generously proportioned Bedrooms, with the Principal Bedroom benefiting from its own En-suite. The light-filled Lounge provides a welcoming and expansive space, ideal for both relaxing and entertaining, with large windows allowing natural light to pour in. Sliding doors lead from this room into a recently updated garden, offering a private retreat with plenty of potential for outdoor enjoyment or further personalisation. The Kitchen is well-equipped and conveniently leads to a Utility Room, offering additional storage and practicality. The property is further enhanced by a large Attached Garage, which provides secure parking or an ideal workspace, as well as a driveway offering additional parking at the front.**

**Located in one of Appledore's most desirable residential areas, this home combines the tranquillity of a private, hilltop setting with the convenience of nearby amenities, renowned eateries, and the picturesque quayside, all within easy reach. The property is already generously proportioned, offering spacious living, but also provides an opportunity for the new owners to put their own stamp on it.**

**This is a rare chance to secure a home in one of North Devon's most popular locations. Early viewing is highly recommended to fully appreciate everything this delightful bungalow has to offer. Contact us today to arrange your appointment.**

### Council Tax Band

D - Torridge District Council



### Floor Plan

Floor area 125.1 m<sup>2</sup> (1,346 sq.ft.)

TOTAL: 125.1 m<sup>2</sup> (1,346 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)







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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 / Appledore along Kingsley Road (A386). Upon reaching the Heywood Road roundabout, take the second exit to stay on Heywood Road (A386). Continue on this road turning right onto Churchill Way (B3236), signposted Appledore. Follow Churchill Way for approximately 1.2 miles as it descends towards the village, continuing to follow signs for Appledore. As you approach the outskirts of Appledore, turn left onto Staddon Road and follow it for a short distance as it bears to your right. Take the left hand turning signposted Riversmeet.

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.

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## We are here to help you find and buy your new home...

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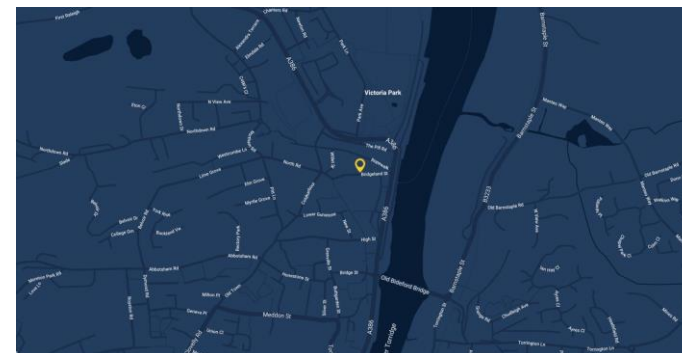
### Have a property to sell or let?

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>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(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	