



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

8 Estuary Terrace  
Tomouth Road  
Appledore  
Bideford  
Devon  
EX39 1FE

**Asking Price: £295,000 Freehold**



Changing Lifestyles

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



8 Estuary Terrace, Tommouth Road, Appledore, Bideford, Devon, EX39 1FE

## A BEAUTIFULLY PRESENTED MID-TERRACED HOME WITH ALLOCATED PARKING

- 3 Bedrooms (1 En-suite)
- Spectacular estuary views from the rear of the property
- Modern build with excellent energy efficiency
- Spacious open-plan living area with Juliette Balcony overlooking the rear garden
- Well-equipped Kitchen with ample dining space
  - Utility Room
- Fully enclosed rear garden, providing a peaceful & secure outdoor retreat
  - No onward chain
- Offering a fantastic opportunity for a full-time home or holiday retreat



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.



Changing Lifestyles

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

8 Estuary Terrace, Tommouth Road, Appledore, Bideford, Devon, EX39 1FE

## Changing Lifestyles

Nestled in the heart of the charming and highly sought after fishing village of Appledore, this beautifully presented 3 Bedroom mid-terraced home offers an exceptional blend of modern comfort and coastal charm. Whether you're searching for a full-time residence or a desirable holiday retreat, this property is perfectly positioned to enjoy everything this vibrant village has to offer.

Spanning 3 floors, the house boasts spectacular estuary views from the rear, enhancing its appeal. Designed for both style and efficiency, it benefits from a modern build and excellent energy performance, along with the rare advantage of a nearby allocated parking space.

The ground floor provides 2 well-proportioned Bedrooms and a central Bathroom, with 1 Bedroom currently utilised as an office space. The second Bedroom enjoys stunning views, creating a peaceful retreat.

The heart of the home is found on the middle level, where a grand open-plan living space awaits. The Lounge area features a Juliette Balcony overlooking the rear garden, while the well-equipped Kitchen comes complete with built-in appliances, including an oven, hob, fridge freezer and dishwasher, along with ample space for dining.

The Main Bedroom is located on the lower level, offering generous proportions, an adjoining En-suite Bathroom, and a Utility Room with plumbing for a washing machine and tumble dryer. From here, direct access leads to the fully enclosed rear garden, providing a secure and tranquil outdoor space to relax and unwind.

Just moments from Appledore's wonderful selection of shops, cafés, restaurants and bars, as well as spectacular coastal walks, this impressive home truly offers the best of coastal living. Available for sale with no onward chain, it is an opportunity not to be missed.

### Council Tax Band

B - Torridge District Council

### Agents Notes

This property has 1.5 allocated parking spaces. One clear space belonging to the property and an additional shared guest space. The gas fired boiler is located in a cupboard in Bedroom 2.



Changing Lifestyles

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



TOTAL: 86.8 m<sup>2</sup> (935 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



## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## 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 and proceed down Richmond Road taking the right hand turning onto Pitt Hill. Take the first left hand turning onto Tommouth Road to where 8 Estuary Terrace will be situated on your left hand side clearly displaying a nameplate.

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.

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 able 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