



26 Staddon Road  
Appledore, Bideford, Devon EX39 1RF

Price Guide £265,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS



A spacious detached 2 bed bungalow in a lovely residential location close to the village with distant views of the estuary. Although slightly dated internally, this property offers tremendous potential with the possibility to extend into the roof to provide more accommodation if required (subject to the usual consents). hall, living room, kitchen/breakfast room, bathroom, gas CH, uPVC DG, front and rear gardens, garage. No chain

Appledore is a quaint port and ship building village with a most picturesque quayside and narrow cobbled streets providing a range of amenities including, a mini Supermarket, Butcher, Primary School, Library, places of worship, and a wide selection of Galleries and Craft Shops, together with many Pubs and Restaurants. Other nearby villages include Northam, with its Burrows Country Park offering many attractive walks and Westward Ho! with its long sandy beach and championship Golf Course



Glazed Door to:

#### **Entrance Hall**

**4.06m x 1.68m (13'3" x 5'6")**

Spacious and light entrance hall with door to reception room.

#### **Sitting Room**

**4.95m x 3.78m (16'3" x 12'4")**

A spacious and light filled reception room with large picture window with distant estuary and countryside views. Wooden fire surround with fitted gas fire. Radiator.

#### **Kitchen/Breakfast Room**

**4.96m x 3.05m (16'3" x 10')**

Dual aspect with window to side and window overlooking the rear garden. Fitted with a range of cream fronted units with roll edge worktops and white sink with mixer taps. Radiator. Appliance space and plenty of room for dining table and chairs. Glazed door to rear garden. Airing cupboard housing Worcester combination boiler for central heating and hot water.

#### **Bedroom 1**

**4.12m x 3.88m max (13'6" x 12'9")**

Window overlooking front garden with distant estuary and countryside views. Fitted wardrobes. Radiator.

#### **Bedroom 2**

**3.63m x 3.54m (11'11" x 11'7")**

Another good size double bedroom currently set up as a dining room with a window overlooking the rear garden. Fitted wardrobe cupboard. Radiator.

#### **Bathroom**

**2.43m x 2.25m max (7'11" x 7'4")**

Fitted with a coloured suite comprising bath, wash hand basin, low level w.c. and shower cubicle. Window to rear. Radiator.

#### **Outside**

The property is approached up some steps to the front door with front gardens laid to lawn with flower beds and shrubs.

There is a side entrance pathway leading round to rear garden which is mainly laid to lawn with steps up to a raised patio seating area with estuary and countryside views towards Instow. Access door to Garage. Garden is surrounded by mainly mature hedging and fencing. Pedestrian gate opens onto Riversmeet.

#### **Garage**

**6m x 2.75m (19'8 x 9')**

Light and power connected and metal up and over door out onto Riversmeet.

**Services:** Mains electric, water.

PVCU double glazing

Services Charges

**Energy Performance Certificate: TBC**

**Council Tax Banding: C**

**Directions** From Bideford proceed along Kingsley Road to the Heywood roundabout, take the second exit straight across signed Northam and Appledore. Follow this road and turn right towards Appledore into Churchill Way, as you approach the village bear left into Staddon Rd and bear round to the right. This property can be found on the left hand corner of Riversmeet, clearly seen with a Harding & Co for sale board.



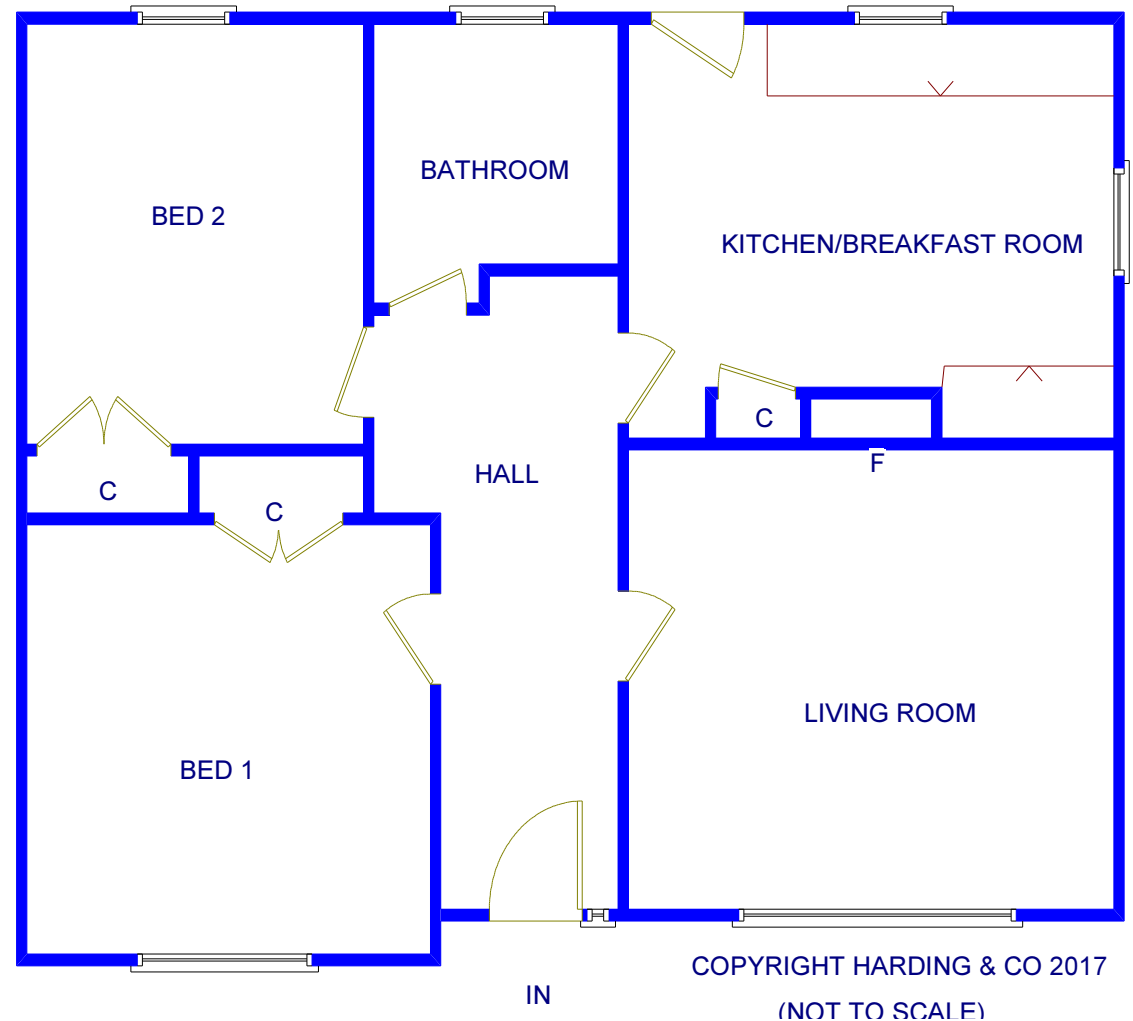
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