



2 Appletree Mews  
Appledore, Bideford, Devon EX39 1QR

Price Guide: £219,950

**HARDING & CO**  
ESTATE AGENTS & VALUERS



A tucked away well presented 2 bedroom mews house in a small private courtyard development for the over 55's, just off Marine Parade and within a short stroll of the Estuary and village centre, yet in a tranquil situation. Living Room, Kit/diner, Cloakroom, Bathroom, private rear Courtyard Garden, Gas central heating.

Appledore is a quaint port and ship building village with the most picturesque quayside and narrow cobbled streets providing a range of amenities including mini Supermarket, Post Office, Primary School, Library, places of worship, a selection of Galleries and Craft Shops together with many Pubs and Restaurants. Nearby is Northam Burrows Country Park offering many attractive walks and stunning vistas, and Westward Ho!, with its long sandy beaches and championship Golf Course. A regular bus service provides access to the port and market town of Bideford, approximately 3 miles distant, where a wide range of national and local shopping, banking and recreational facilities can be found. The A39 North Devon Link Road provides access to the regional centre of Barnstaple.



#### **Half glazed Entrance Door to Entrance Lobby**

Tiled floor. Radiator. Further door opens to:

#### **Living Room**

**13' 10" (4.21m) x 16' 6" (5.04m)**

TV Telephone Point. Stairs rising to First Floor with under stairs storage cupboard. Central heating thermostat control. Fireplace with fitted coal effect gas fire. Slate hearth and wood mantle over. Laminated wood flooring. Archway opens to:

#### **Kitchen/Diner**

**9' 4" (2.84m) x 10' 2" (3.11m)**

Fitted with a good range of medium oak fronted units comprising white sink unit with mixer tap. Cupboard and drawers under. Integrated washing machine. Integrated fridge. Gas hob with electric oven under with extractor canopy above. Radiator. Laminated wood flooring. Part tiled walls. Door opens to:

**Rear Lobby** with Door to Outside and door to:

#### **Cloakroom**

White suite of low flush W.C. Wash hand basin with tiled splash back. Tiled floor. Radiator.

#### **First Floor Landing**

Hatch to loft space. Radiator. Laminated wood flooring.

#### **Bathroom**

Modern white suite of low flush W.C. Pedestal wash hand basin. Panelled bath with mixer tap. Hand shower attachment and folding shower screen. Tiled walls. Vinyl floor covering. Radiator.

#### **Bedroom 1**

**14' 1" (4.3m) x 11' 4" (3.45m)**

View overlooking the Mews to the front. Laminated floor covering. Radiator. Built-in double wardrobe cupboard with hanging rail and shelf. Over the stair's deep storage cupboard. Built-in airing cupboard with space heater and slatted drying shelves. TV point.

#### **Bedroom 2**

**12' 2" (3.72m) x 7' 7" (2.31m)**

Radiator. Laminated flooring. Views to the rear and glimpses of the Estuary.

#### **Outside**

To the rear of the property is a paved courtyard garden with various mature shrubs and trees. Enclosed by walling on all three sides. Outside water tap. Open plan **Front Garden** with shrub beds which adjoin the central communal courtyard.

#### **Services**

All main services connected. Gas central heating and uPVC double glazing.

**Council Tax Band:** B

**Energy Performance Certificate:** C

**Note:** Service Charge Fee £150 per annum which covers maintenance of pathways, security lighting and indemnity insurance

#### **Directions**

From Bideford proceed into Appledore down Richmond Hill and upon reaching Marine Parade you will see the large Appledore Antique Shop on the left hand side. To the right of the Antique Shop is a pedestrian walkway which leads up to Appletree Mews. On entering the mews No.2 can be found after a short distance on the right hand side.





31 Bridgeland Street, Bideford,  
Devon EX39 2PS

t: 01237 476544

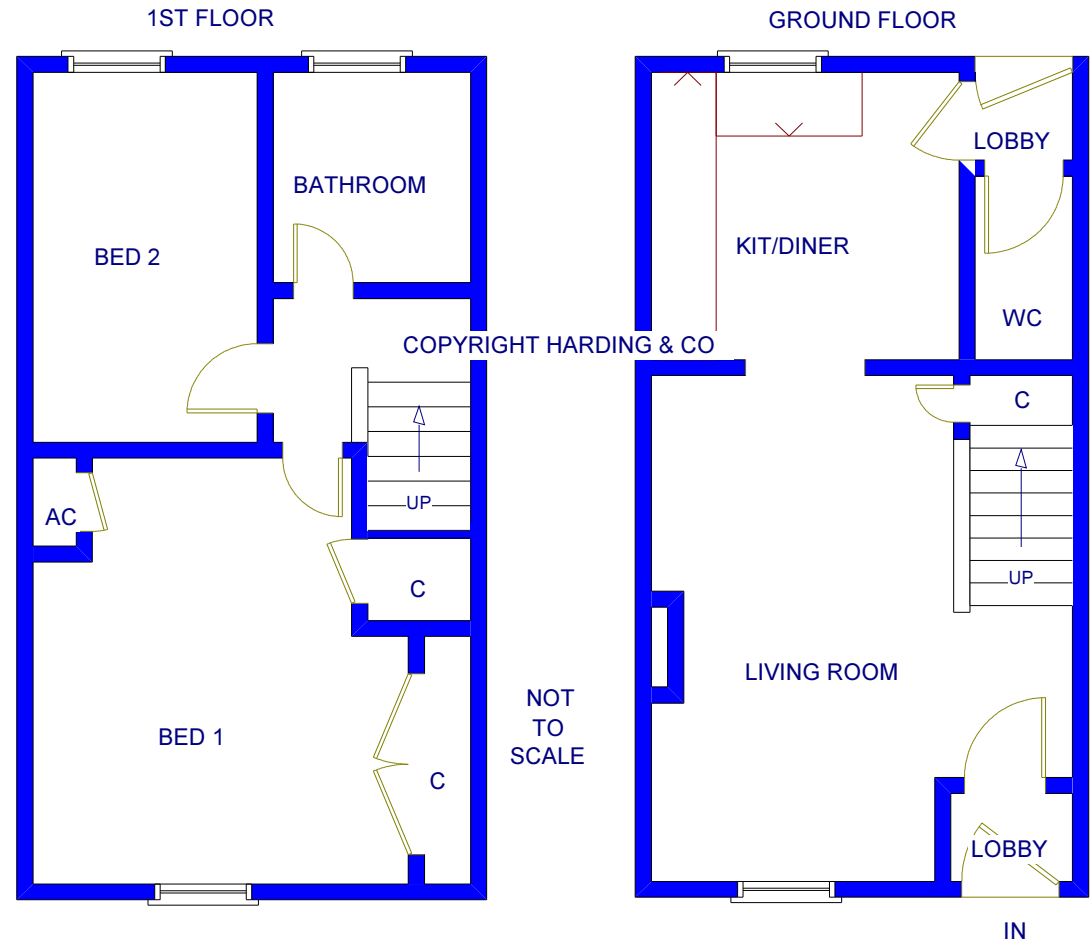
f: 01237 422722

e: [bideford@hardingresidential.com](mailto:bideford@hardingresidential.com)

[www.hardingresidential.com](http://www.hardingresidential.com)



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