



23 Scott Avenue
Appledore, Devon EX39 1RQ

Price Guide £245,000

HARDING & CO
ESTATE AGENTS & VALUERS

A well located 3 bedroom semi-detached house with a good sized rear garden backing onto a park and superb estuary views from all the rear facing rooms. Although this is the 1st time this property has been on the market since it was built in the early 1970's, the house has been updated over more recent years and is suitable to extend if required and subject to the usual consents. Hall, lounge and dining areas, cloakroom, kitchen, 3 beds, wet room, gas CH, uPVC DG, garage, workshop, large garden. No chain.

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.



uPVC Entrance Porch leading into:

Entrance Hall

Radiator. Stairs rising to first floor. Glazed door opens to:

Lounge Area

3.91m x 3.47m (12'8 x 11'4)

Radiator. Fitted gas fire with back boiler for central heating and hot water. Leads through to:

Dining Area

3.40m x 2.45m (11'1 x 8')

Sliding double glazed patio doors opening to rear patio and garden enjoying fabulous views across the estuary towards Instow in the distance. Radiator. Door to:

Cloakroom

White suite of low flush w.c. Hand wash basin. Part tiled walls.

Kitchen

3.21m x 2.49m (10'5 x 8'2)

Fitted with a range of medium oak fronted units. Stainless steel sink with mixer tap. Base and wall storage units. High level wall cupboards. Rolled edge worktops. Recess for cooker. Door to outside. Two built in storage cupboards with shelving.

First Floor Landing

Hatch to loft space. Airing cupboard with pre-lagged hot water tank, fitted immersion heater.

Wet Room

Modern white suite of pedestal wash hand basin. Low flush w.c. Wall mounted Mira shower. Fully tiled walls. Dimplex wall heater. Radiator. Shaver point. Window to the side.

Bedroom 1

3.94m x 2.91m (12'9 x 9'5)

Two built in wardrobe cupboards. Radiator. Window to the front.

Bedroom 2

3.09m x 2.36m (10'1 x 7'7)

Radiator. Views over the rear garden, the park and the estuary with Instow in the distance.

Bedroom 3

2.16m x 1.86m (7' x 6')

Radiator. Views over the rear garden, park and estuary towards Instow in the distance.

Outside

To the front open plan area of front garden with private driveway leading to the detached garage. Pedestrian side access to the rear garden which comprises a large concrete patio area leading down to a large expanse of lawn with mature shrub and fenced borders backing directly on to Richmond Park and enjoying views over the estuary towards Instow in the distance.

Garage

6.10m x 2.69m (20' x 8'8)

Light and power. Up and over door. Side door to outside. Behind the garage is a block-built workshop.

Workshop 2.60m x 2.17m (8'5 x 7')

Electric light and power. Window to the rear.

Services: All mains services connected. uPVC double glazing. Gas fired central heating.

Energy Performance Certificate: E
Council Tax Banding: B

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, take the first turning right into Scott Avenue and bear round to the right and the property can be found on the left hand side, clearly marked with a Harding & Co board.



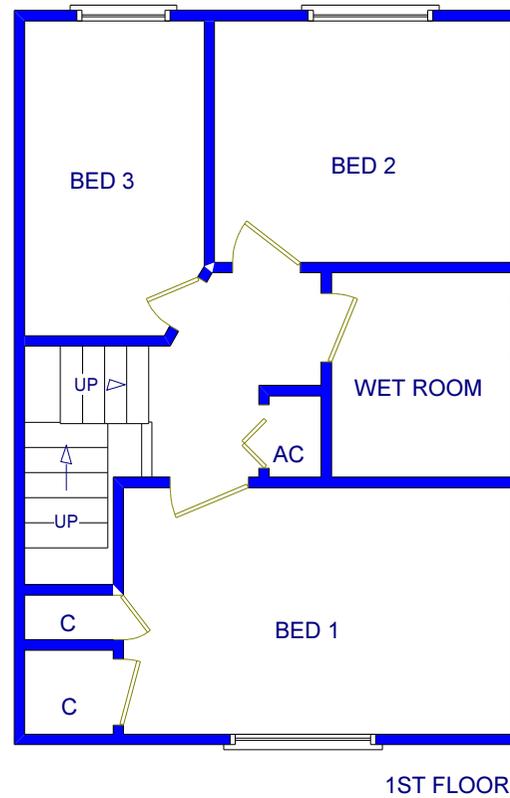
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NOT TO SCALE

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