



Tidal View

10a Tomouth Road, Appledore, Bideford, Devon EX39 1QD

Price Guide: £269,950

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A stylish 3 bed detached house offering the 3 main ingredients in an Appledore purchasers search criteria, estuary views, parking and a sunny south facing garden area. This property was built in 2006, with the accommodation over 3 floors and all front facing room benefit from estuary views towards Instow. This property has recently undergone some decorative improvements and upgrades to the kitchen and bathroom areas. There is potential to add a further en-suite bathroom to Bed 1, if required. An ideal full time or holiday home. 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. The A39 North Devon Link Road provides access to the regional centre of Barnstaple.



Entrance Hall

Natural stone flooring. Stairs rising to First Floor.

Cloakroom

Modern white suite of low flush w.c. Corner wash hand basin with tiled splashback. Natural stone flooring.

Kitchen/Breakfast Room

3.86m x 2.65m (12'7 x 8'8)

Fitted with a range of recently fitted white fronted units under a modern grey worksurface. Integrated stainless-steel fronted hob. Integrated oven with ceramic hob over and extractor canopy above. Further base units with stainless steel sink with mixer tap and tiled splashbacks. Space and plumbing for dishwasher. Radiator. Space for table and chairs. Recess for fridge/freezer. Double casement doors opening to rear garden.

Living Room

5.18m x 3.98m (16'11 x 13')

Radiator. Laminated flooring. Double aspect room with lovely views to the front over the estuary towards Instow in the distance. Built in storage cupboard with electric light and power and under stairs access.

From the hallway stairs rise to the First Floor with feature natural stone fronted wall.

First Floor Landing

Bathroom

Recently refitted with a luxury white suite comprising low flush w.c. with a concealed cistern. Wall hung wash hand basin with mixer tap. Panelled bath with mixer tap and Independent cascade shower over. Part panelled and tiled walls around the bath. Shower screen. Slate flooring. Heated towel ladder. Ceiling downlights.

Bedroom 2

3.97m x 2.56m (13' x 8'4)

This room is currently undergoing re-decoration, has a double aspect and plumbing for potential en-suite if required. Radiator.

Bedroom 1

3.97m x 3.23m (13' x 10'7)

Radiator. TV point. window enjoying views across the estuary towards Instow in the distance. Opening to:

Dressing Room/ Nursery

1.97m x 1.89m (6'5 x 6'2) Potential en-suite

Radiator. Window enjoying views over the estuary towards Instow in the distance.

Second Floor Landing

Useful utility space with plumbing for washing machine. Radiator. Wall mounted gas boiler for central heating. Access to eaves space. Door opens to:

Bedroom 3

3.81m x 2.95m max (12'6 x 9'8)

Large window with panoramic views over Appledore village, the estuary and towards Instow in the distance. Radiator. Ceiling spotlights.

Outside

Directly to the rear of the property is a 3 tiered decked sitting area with storage underneath the second level. LED lighting. Enclosed by high fencing to three sides giving the garden a great deal of seclusion from the neighbouring properties. The garden is predominantly south facing and has a side gate to the side access, which in turn leads to the parking area, private to the property, suitable for 2 small cars in tandem if required.

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

Energy Performance Certificate: C

Council Tax Banding: C

Directions From Bideford proceed towards Northam passing the Durrant House Hotel on your right hand side. Take the right hand turning signposted Appledore. Follow this road into the Village and towards the bottom of the hill turn right into Pitt Hill then first left into Tomouth Road. The property will be found on the right, marked by a for sale board.



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