



41 Staddon Road
Appledore, Bideford, Devon EX39 1RF

Price Guide £350,000

HARDING & CO
ESTATE AGENTS & VALUERS

A quite superbly presented detached 2-bedroom bungalow with driveway and beautiful gardens situated in a highly desirable residential location within Appledore. The accommodation allows for vast amounts of natural light throughout and has been remodelled by the current owners to provide contemporary open-plan living and includes a home studio/office.

Appledore is a quaint port and ship building village with the most picturesque quayside and narrow cobbled streets providing 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 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.



Accommodation Measurements:

Reception Porch

12' x 4'8 (3.65m x 1.46m)

Lounge (at max points)

23' x 14'7 (7.01m x 4.4m)

Kitchen

11'6 x 7'10 (3.51m x 2.39m)

Bedroom 1

11'6 x 11'2 (3.51m x 3.40m)

Bedroom 2

11'6 x 8'6 (3.51m x 2.59m)

Shower Room

7'9 x 7'5 (2.36m x 2.26m)

Passage

18'7 x 3'0 (5.66m x 0.91m)

Studio/Home Office

20' x 9'4 (6.10m x 2.84m)

Services: All mains services connected including full gas central heating.

Energy Performance Rating: D

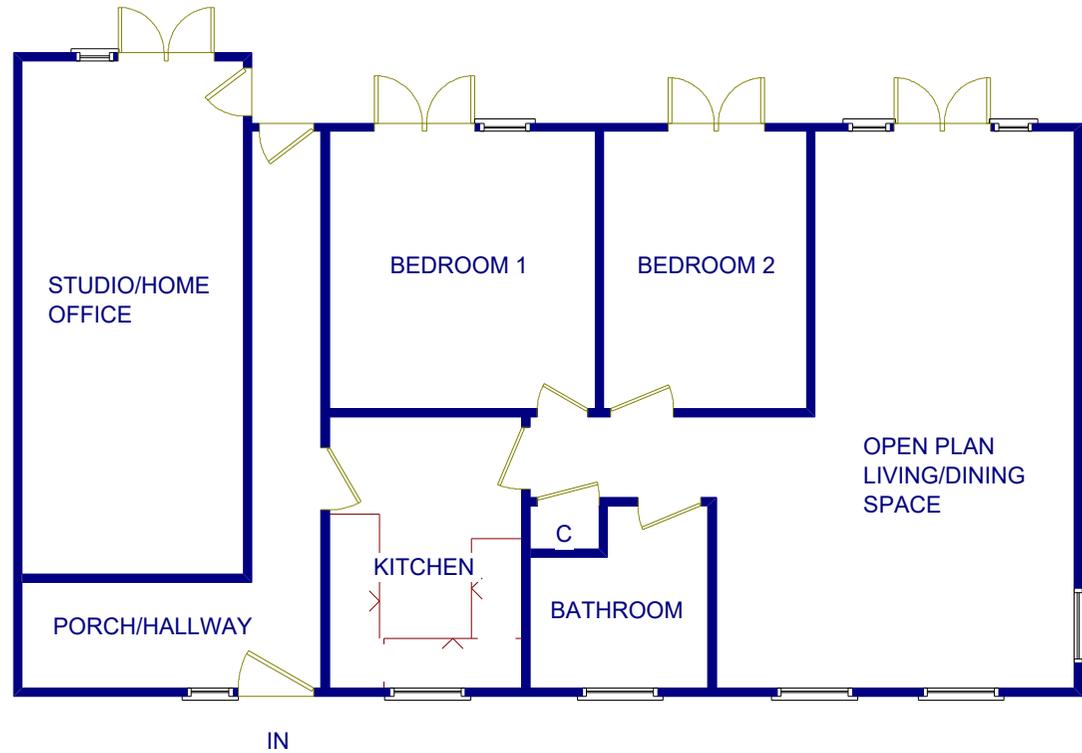
Council Tax Band: C

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 turn left into Staddon Road. Follow the road and bear round to the right where number 41 can be found on the right hand side.





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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.



