



**BRIGHTS**  
ESTATE AGENTS



## 8 RIVERSMEET, APPLIEDORE, BIDEFORD. EX39 IRE - GUIDE: £460,000

Detached two bedroom bungalow (previously three bed and could easily be turned back) positioned at the top of the highly sought after village of Appledore. The property has an open aspect to the front overlooking fields and having glimpses of the estuary and a superb south facing rear garden. No onward chain.



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Appledore is an extremely popular community for both permanent residents and holiday homes being steeped with historic connections to the shipbuilding and fishing industry and comprising a myriad of narrow streets and cobbled courts. There is a good variety of very popular pubs, coffee shops and restaurants with a number of locally owned shops and stores. There is also a local junior/infants school and regular bus services on to the nearby Port and Market town of Bideford (3 miles). The seaside resort of Westward Ho! with its long sandy beach and adjoining championship golf course is just 1 mile or so away around the coast.

**SERVICES:** All mains services. uPVC double glazed windows.

**TENURE:** Freehold.

**COUNCIL TAX:** Band D.

**DIRECTIONS TO FIND:** From Bideford proceed north passing through the large Torridge Bridge roundabout and after a further half mile take the turning right as signposted to Appledore. When reaching the top of the village veer left into Staddon Road and follow the road around to the right, then take the next right hand turn into Riversmeet. Follow the road up the hill and as you reach the top follow the road to the right and the property will be found shortly on your right hand side with For Sale board and number displayed.

UPVC DOUBLE GLAZED DOOR INTO: **ENTRANCE HALL:** Fitted carpet.

**CLOAKROOM:** Low-level WC, wash basin with fully tiled walls and fitted carpet. Chrome electric heated rail.

**LIVING/DINING ROOM:** 7.59m x 4.10m Superb dual aspect room with open field and sea views to the front also incorporating views up the river Taw towards Barnstaple, contemporary log effect gas fire, double glazed bi-fold doors into the garden room, radiator and fitted carpet.

**GARDEN ROOM:** 4.22m x 2.29m Radiator and fitted carpet. UPVC double glazed French doors into the rear garden and a single UPVC double glazed door and views to Instow/Tapeley Park Gardens.

**KITCHEN:** 3.57m x 3.01m Working surface incorporating single drainer stainless steel sink unit with tiled splashback plus plumbing for small dishwasher to the left of sink. Four ring electric hob with double oven below and extractor hood above. Cupboards and drawers with matching wall units, space and plumbing for a washing machine. Vinyl flooring.

**INNER HALL:** Hatch to loft space and fitted carpet.

**BEDROOM ONE:** 3.64m x 3.33m max Fitted and built in wardrobes, radiator and fitted carpet with steps down to a SITTING AREA 3.60m x 2.38m which could also be used as a dressing room, with night store heater and UPVC double glazed sliding door into the rear garden.

**BATHROOM:** 3.07m x 2.65m Large corner bath with Jacuzzi function, shower cubicle having splash boarding fitted and wash basin with ample storage cupboards. Fully tiled walls and laminate flooring, ladder style radiator and extractor fan.

**SEPARATE WC:** Low level WC, wash basin and bidet. Fully tiled walls and laminate flooring.

**BEDROOM TWO:** 3.49m x 3.41m Pleasant aspect of neighbouring fields and distance, sea and beach views. Radiator and fitted carpet.

**OUTSIDE:** To the front of the property is a driveway with an adjoining **GARAGE** 5.09m x 2.42m having an electric up and over door, power and light. Wall mounted Worcester gas fired boiler. The frontage is primarily a low neat hedge and lawn area. Two side gates lead into the south facing and fully enclosed **REAR GARDEN** having a large patio area, good sized level lawn with flowerbeds and small mature trees. There is also an easy access ramp leading back into the bungalow. Outdoor power sockets and a cold water tap.



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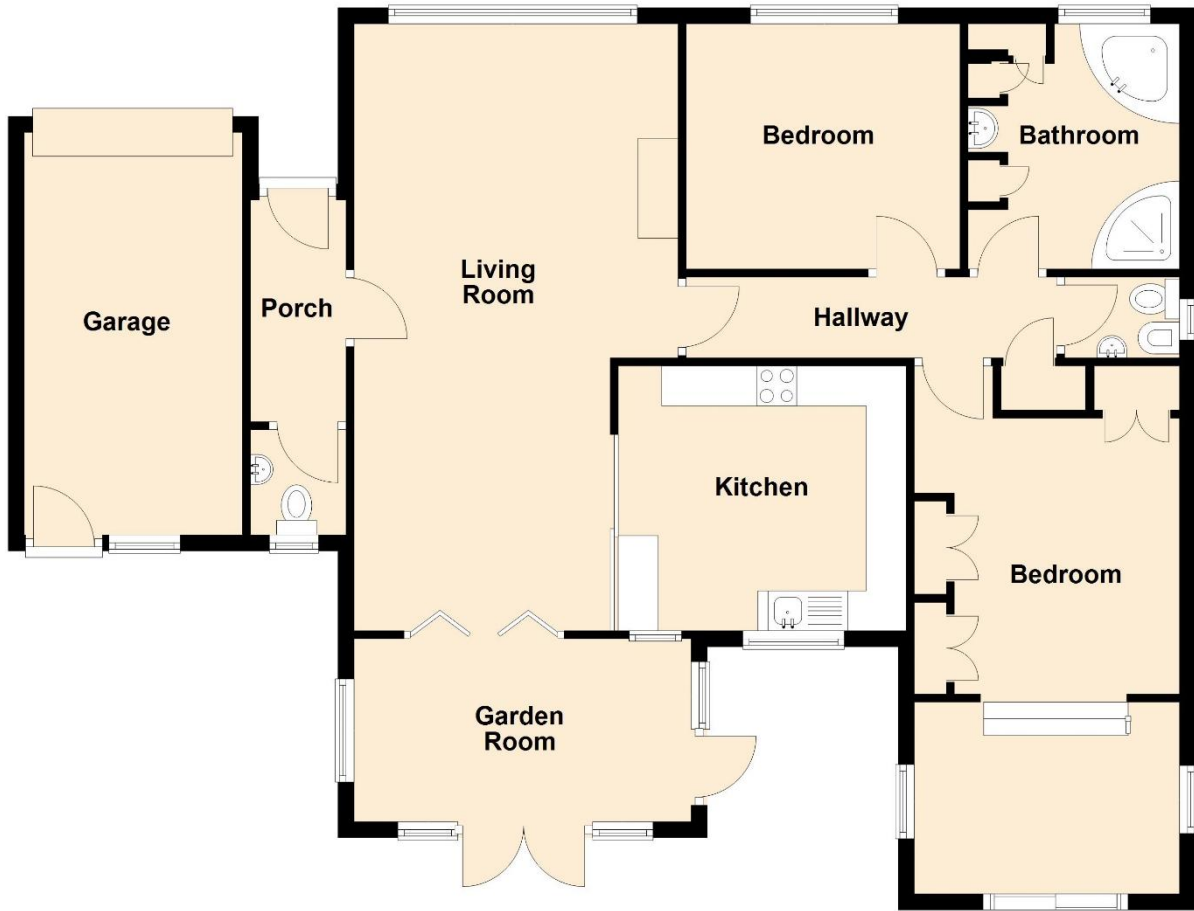
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Total area: approx. 118.9 sq. metres (1279.3 sq. feet)

**NOT TO SCALE - FOR IDENTIFICATION ONLY**

**CONSUMER PROTECTION ACT FROM UNFAIR TRADING REGULATIONS 2008** – The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check availability of any property and make an appointment to view before embarking upon any journey to see a property.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Chartered Valuation Surveyors, Estate Agents and Auctioneers. Est. 1982

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