



Torrige View
Tomouth Road, Appledore, Bideford, Devon EX39 1QD

Price Guide: £310,000

A delightful three bedroomed character property situated in a favoured elevated position in this sought after coastal village and just a short stroll from Appledore's picturesque quayside. The accommodation is light and airy with exposed original floorboards throughout and a wood burning stove in the living room where a large bay window frames glorious, far-reaching views across the Estuary towards Instow and beyond. The home has been the subject of upgrading in recent times to include a stylish re-fitted shower room and high quality timber replacement windows. The entranceway is a particular feature. Here you are welcomed by a beautiful hardwood period-appropriate front door with stained glass glazing. The charming kitchen/diner has double doors opening to a private south-facing garden where established planting and seating areas are arranged over different levels. Further benefits include unrestricted on-street parking and potential to extend to the rear.

The Village: Appledore is a quaint port and ship building village with a most picturesque quayside and narrow cobbled streets providing a range of amenities including, a mini Supermarket, Primary School, Library, places of worship, and a wide selection of Galleries and Craft Shops, together with many Pubs and Restaurants. Other nearby villages include Northam, with its Burrows Country Park offering many attractive walks, and Westward Ho! with its sandy beaches and championship Golf Course.

Parking: On street parking is available directly to the front of the house.

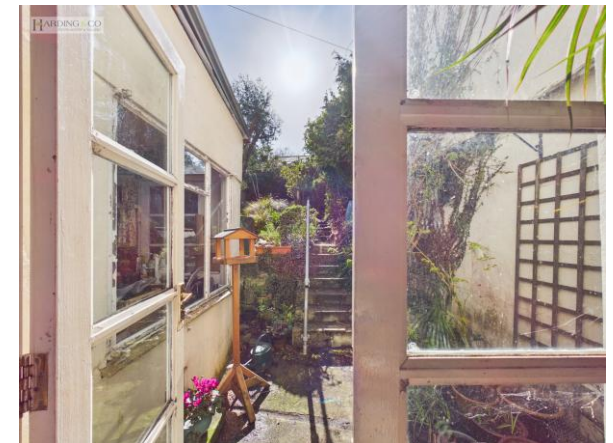
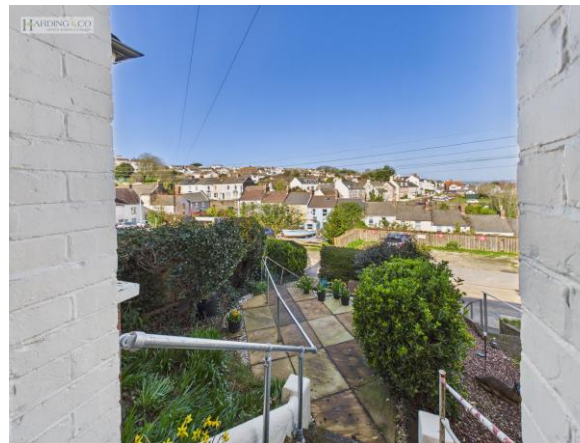
Services: Mains electric, water & drainage and gas central heating system.

Energy Performance Certificate: C

Council Tax Banding: B

Directions:

From Bideford Quay proceed towards Appledore taking the second exit on the A39 Roundabout. Proceed for a short distance and turn right onto Churchill Way. Follow this road until you enter start to descent into Appledore village. Turn right into Pitt Hill and then left into Tommouth Road. The property can be located on the right-hand side.





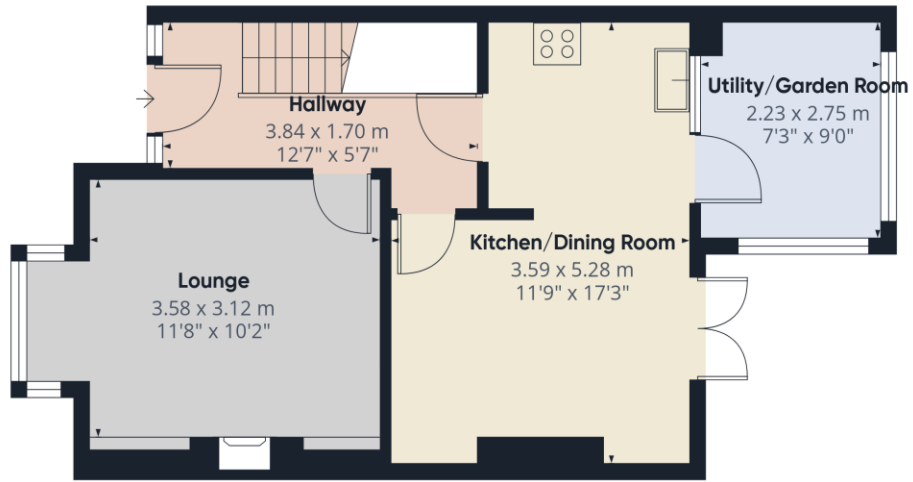
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t: 01237 476544

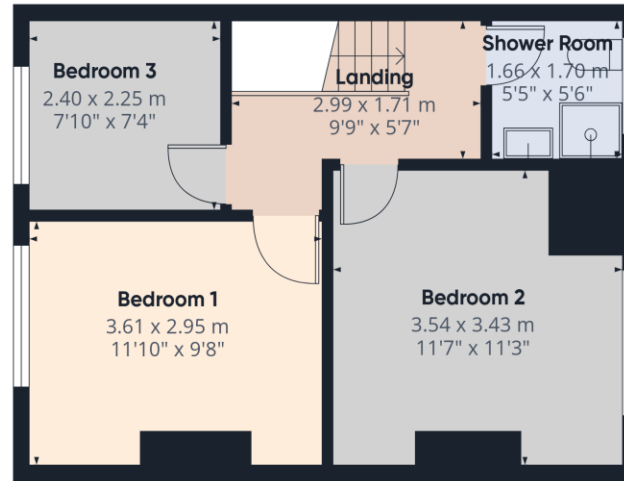
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Floor 0



Floor 1



Approximate total area⁽¹⁾

76.2 m²
819 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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