



White Lodge, Richmond Rd
Appledore, Devon EX39 1PE

Price Guide £495,000

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Built in 2007, an impressive three storey, 4 bed (2 en-suite) detached house with a gated entrance, that offers everything on most people's wish list when searching in Appledore for a property - estuary views, garden, garage and parking for 3 cars! This house is extremely well presented and all the front facing rooms at 1st and 2nd floor level enjoy lovely views over adjoining Anchor Park, towards the estuary, Instow and Exmoor in the distance.

An ideal full time or holiday home given its prime location.

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



Accommodation comprises:

Entrance Hall

Radiator, staircase to first floor.

Cloakroom

Low level flush WC

Lounge

2.89m x 4.36m (9'5 x 14'3)

Feature fireplace with 'flicker' electric heater, radiator.

Kitchen/Diner

3.40m x 2.46m (11'1 x 8'0) (Kitchen)

4.51m x 2.47m (14'9 x 8'1) (Dining Area)

L Shaped kitchen, comprising 5 ring gas hob, metal splash back, NEFF double oven and extractor. One and a half bowl single drainer stainless steel sink unit, matching base and wall units, built in dishwasher and Prima washer/dryer. Space for fridge/freezer. Under stairs cupboard with cloak rack and useful storage space. Double glazed door to outside.

First Floor

Bedroom 2

2.91m x 4.06m (9'6 x 13'3)

Radiator and coving. Built in wardrobe.

Delightful far-reaching views across Anchor Park and on to the estuary and Instow Beach

En-suite

1.61m x 0.88m (5'3 x 2'10)

Fully tiled shower cubicle with Mira Sport shower, wash basin with tiled splash back, ladder radiator

Bedroom 3

3.30m x 1.75m (10'9 x 5'8)

Radiator, built in wardrobe. Far reaching views to Instow and beyond.

Bedroom 4 / Study

1.97m x 3.96m (6'5 x 13'0)

Radiator and cover.

Bathroom

2.57m x 1.78m (8'5 x 5'9)

White bathroom suite comprising low level dual flush WC, wash basin and jacuzzi bath with side screen and shower fitted over.

Second Floor

Bedroom 1

3.31m x 4.79m (10'10 x 15'8)

Impressive and spacious second floor bedroom with 2 fitted wardrobes, Velux window, 2, radiators, two feature Dormer windows with delightful views across to Instow Beach and beyond.

En Suite

1.61m x 2.22m (5'3 x 7'3)

White bathroom suite comprising low level dual flush WC, wash basin, corner bath with mixer taps, chrome ladder radiator

Outside Patio Garden

The sunny private garden (approx. 14m x 8m) has been designed to be low maintenance and can be accessed via gates on both sides of the property. There is ample parking for at least 3 cars.

Services: All main services connected, Gas Central Heating.

Council Tax Band: D

Energy Performance Rating: C

Outside

Private off-road parking for up to 3 vehicles and a single car garage with electric roller doors. The sunny private garden (approx. 14m x 8m) has been designed to be low maintenance and can be accessed via gates on both sides of the property.

Directions

From Bideford proceed over the Heywood roundabout towards Westward Ho!, turning right signposted to Appledore. Continue for approx. 1 mile, pass Staddon Rd on your left continuing towards the village, and just after the sharp right hand bend, White Lodge will be on the left next to Anchor Park.



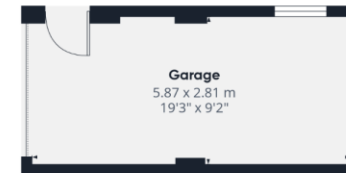
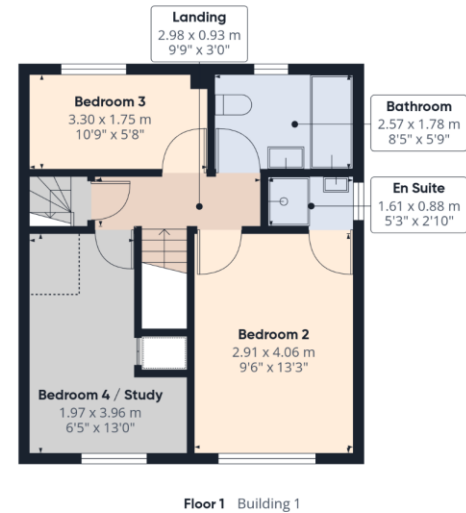
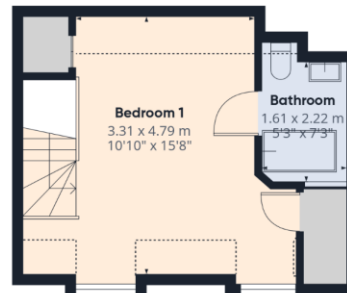
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Approximate total area⁽¹⁾

124.5 m²

1340 ft²

Reduced headroom

5.5 m²

59 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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