



Uandl, Broad Lane  
Appledore, Bideford, Devon EX39 1ND

Price Guide: £335,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS



A 3/4 bed detached bungalow in an enviable position in the popular village of Appledore with superb sea and country views. The bungalow is in need of general updating to bring it up to modern day standards, but offers tremendous potential to enlarge (subject to planning) and improve to take full advantage of its location, in turn adding value. The ground floor reception rooms and 1st floor bedroom, enjoy sea and countryside views, there is gas fired central heating and uPVC double glazing, and a single garage with private driveway with room for two cars. This property is close to the local bus route, and within walking distance of the burrows and 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 & 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! famous for its long sandy beach with pebble ridge & championship Golf Course.



**Entrance Porch**  
**Tiled floor. Half glazed door to:**

**Reception Hall**  
Stairs rising to first floor. Radiator.

**Living Room**  
**4.56m x 3.48m (14'9 x 11'4)**  
A double aspect room with two large picture windows, one to the front, one to the side enjoying lovely sea views towards Lundy in the distance. Stone fireplace with electric fire fitted. Radiator. Wall light points.

**Kitchen/Diner**  
**5.23m x 3.32m (18' x 10'8)**  
A double aspect room with views to the front over open farmland. Fitted with a range of wood fronted units, rolled edge worksurfaces. Sink unit with mixer tap. Base and wall storage cupboards. Integrated double oven with gas hob. Plumbing for dishwasher. Integrated fridge and freezer. Plenty of room for table and chairs. Radiator. Door to outside.

**Bathroom**  
White suite of low flush w.c. with concealed cistern. Panelled bath with Mira shower over. Enclosed wash hand basin with cupboard below. Radiator. Built in storage cupboard with shelving. Cupboards over.

**Bedroom 1**  
**3.68m x 3.45m (12' x 11'3)**  
Window overlooking rear garden. Radiator.

**Bedroom 2**  
**3.52m x 2.4m (11'5 x 7'9)**  
Window overlooking the rear. Radiator. Cupboard housing Valiant combi gas boiler for central heating and hot water.

**Utility Room**  
**2.58m x 1.71m (8'46 x 5'6)**  
Plumbing for washing machine. Two eye level wall storage cupboards. Door opening to:

**Bedroom 3/Study**  
**3.68m 2.4m (12' x 7'9)**

View over the rear garden. Radiator.

**First Floor Landing**  
Cupboard giving access to loft space. Door opens to:

**Bedroom 4**  
**3.54m x 2.97m max (11'6 x 9'7)**  
Large window enjoying lovely sea views towards Hartland Point and Lundy in the distance. Door to:

**Loft Storage Space**  
Plenty of room to utilise, if required, to make this room larger.

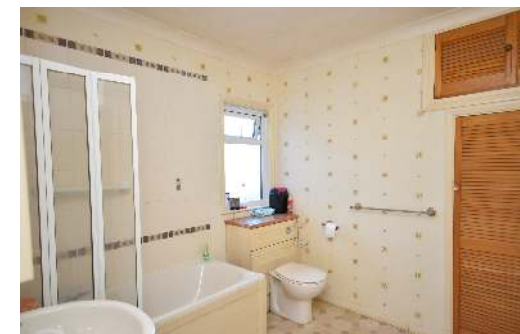
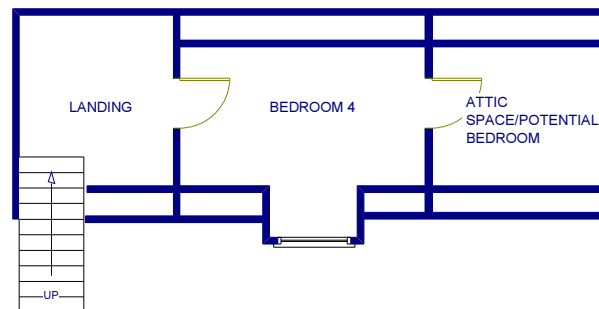
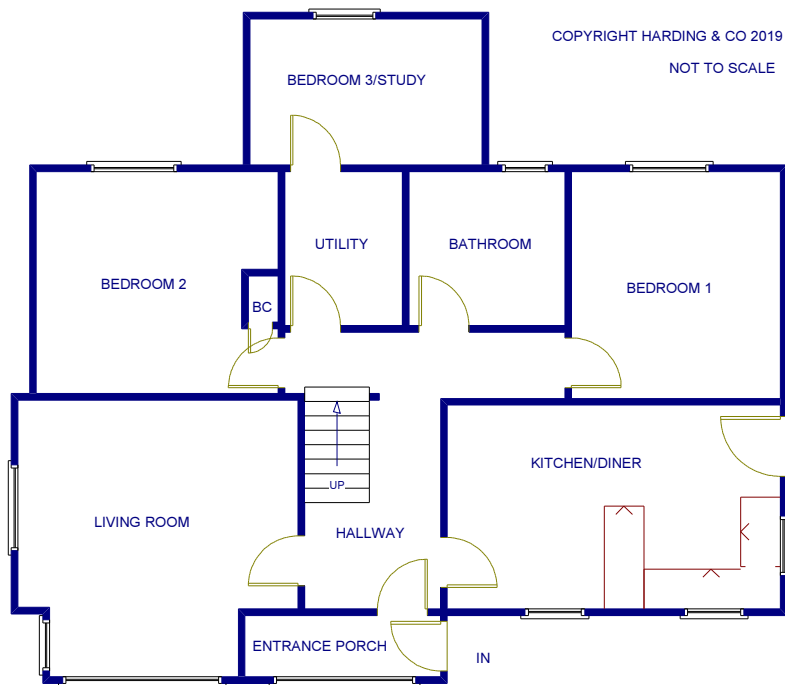
**Outside**  
The front of the property has a good sized front garden laid to lawn with mature shrub beds and as a whole is enclosed by stone walling. Private driveway with wrought iron entrance gates with parking for 2 cars leading to:

**Garage**  
**4.72m x 2.97m (15'6 x 9'9)**  
Up and over metal door. Pedestrian rear door to garden.

Pedestrian side access to the rear garden which comprises of a raised paved patio leading onto an area of lawn, enclosed by stone walling on two sides with a timber garden shed and aluminium framed greenhouse. From the garden you can enjoy lovely views over the burrows towards the sea in the distance.

**Services:** All mains services connected.  
**Energy Performance Certificate:** D  
**Council Tax Banding:** D

**Directions**  
From Bideford Quay proceed along Kingsley Road to Heywood roundabout and take the second exit straight across signed Northam and Appledore. Follow this road up the hill and turn right towards Appledore into Churchill Way. Pass the football ground and take the first turning on the left into Broad Lane and Uandl can be found on the right hand side.



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