



1 The Old Boatyard  
Torridge Road, Appledore, Devon EX39 1FJ

Guide Price £650,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS

A high quality split level 3 bed (1 en-suite) end town house, being one of eight properties built in 2018, in a fabulous position on the edge, yet within a short level stroll of the village, offering the "3 Appledore must haves", fabulous sea views, parking for 2 vehicles in front of the garage and a good sized garden at the rear. This property offers well presented accommodation with good quality fittings throughout, over 3 floors, with good sized rooms, some with part vaulted ceilings and sea views from the living room and master bedroom. Hall, cloakroom, kitchen/diner, living room with balcony, bathroom, gas CH uPVC DG, integral garage with utility area, largest garden of the development. Although this property is currently used as a full time home, it would equally make a fabulous holiday let with a high earning potential.

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 Comprises:**

### **Reception Hall**

With internal access to the Garage and Utility Area.

### **Cloakroom**

White two piece suite.

### **Kitchen/Diner**

**16'6 x 13'10 (18' into bay) (5.02m x 4.2m)**

Fitted with an excellent range of base and wall units with integrated appliances, plenty of space for table and chairs. Bay with bi-fold doors opening to terrace and rear garden.

### **Living Room**

**16'6 x 11'8 (5.02m x 3.5m)**

Bi-fold doors along one wall affording views over the garden, sea and estuary and opening to first floor balcony. Two built in storage cupboards.

### **Bedroom 1 (Top Floor)**

**16'6 x 11'8 (5.02m x 3.5m)**

A fabulous room with vaulted ceiling and casement doors to a Juliet balcony with lovely views out to sea and over the estuary. Fitted Sanderson electric blinds. Range of Sharps fitted bedroom furniture and double wall length wardrobe cupboard with sliding doors. Steps up to:

### **En-suite Shower Room**

Luxuriously fitted and with vaulted ceiling. Access to airing cupboard and eaves storage space.

### **Bedroom 2**

**17'7 x 8'9 (5.3m x 2.6m)**

Window to the front with electric blind. Fitted wardrobe cupboard.

### **Bedroom 3**

**9'9 x 7'3 (2.9m x 2.2m)**

Electric window blind.

### **Bathroom**

Luxury white suite.

### **Outside:**

To the front there is private parking for two vehicles in front of the garage, and side gate giving access to the rear garden.

### **Rear Garden**

This is a particular feature of this property being the largest in the development and retains two original stone walls along its boundaries. Directly to the rear of the house is a covered patio area with garden storage facilities, and space for a hot tub etc if required. Steps give access to the first floor balcony. The remaining part of the garden is laid mainly to grass with shrub beds and two patio areas to benefit from the morning and afternoon sun.

### **Integral Garage**

**23'8 x 8'9 (7.2m x 2.6)**

Electric roller door, light and power. Internal door to Entrance Hall. Utility area along the back wall with plumbing and appliance space, sink and storage cupboards.

**Services:** All mains services connected including full gas central heating. Remainder of 10 year LABC warranty.

**Energy Performance Rating: B**

**Council Tax Band: E**

### 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, follow the road all the way to the village, continuing down the hill and along the seafront right to the end where the main car park is. Follow the road that bends left passing the car park and onto Torridge Road. The property will be found on the right hand side as an end-of-terrace within a row of modern looking properties.



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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.

