



15 STADDON ROAD, APPLEDORE, EX39 1RB

O.I.R.O £370,000

A 3 bedroom semi-detached bungalow with stunning views over the River Torridge and Instow beyond. Offering a spacious lounge with large South facing bay window, kitchen/breakfast room, modern shower room, enclosed rear garden with raised terrace and detached garage. Benefiting from gas central heating a uPVC double glazing.

This much loved family home is coming to the market for the first time in over 60 years, with extensive views over the River Torridge, Appledore and Instow beyond.

Located at the top of the historic fishing village of Appledore, No.15 offers a sizeable property with plenty of potential to extend and create a truly unique home overlooking the water.

On entering the property, a spacious entrance hall provides access to all accommodation, with the spacious lounge enjoying a south facing outlook through via large bay window allowing you to take in the exceptional views.

The kitchen/breakfast room comprises a good array of wall and base level units, with space for appliances including an electric oven, Fridge/freezer and washing machine.

Off the entrance hall there are 3 bedrooms, all of which are a good size with the 2 larger overlooking the tiered front garden.

The shower room has been newly fitted with a modern electric shower and double enclosure, WC and pedestal basin.

To the front a tiered garden steps up to the road and the detached garage with electric roller door, whilst to the rear a raised terrace makes the most of the beautiful views, stepping down to an enclosed lawned area.

The property also benefits from a large handy storage area under the main house, currently housing the gas boiler.

Services: All mains services are connected

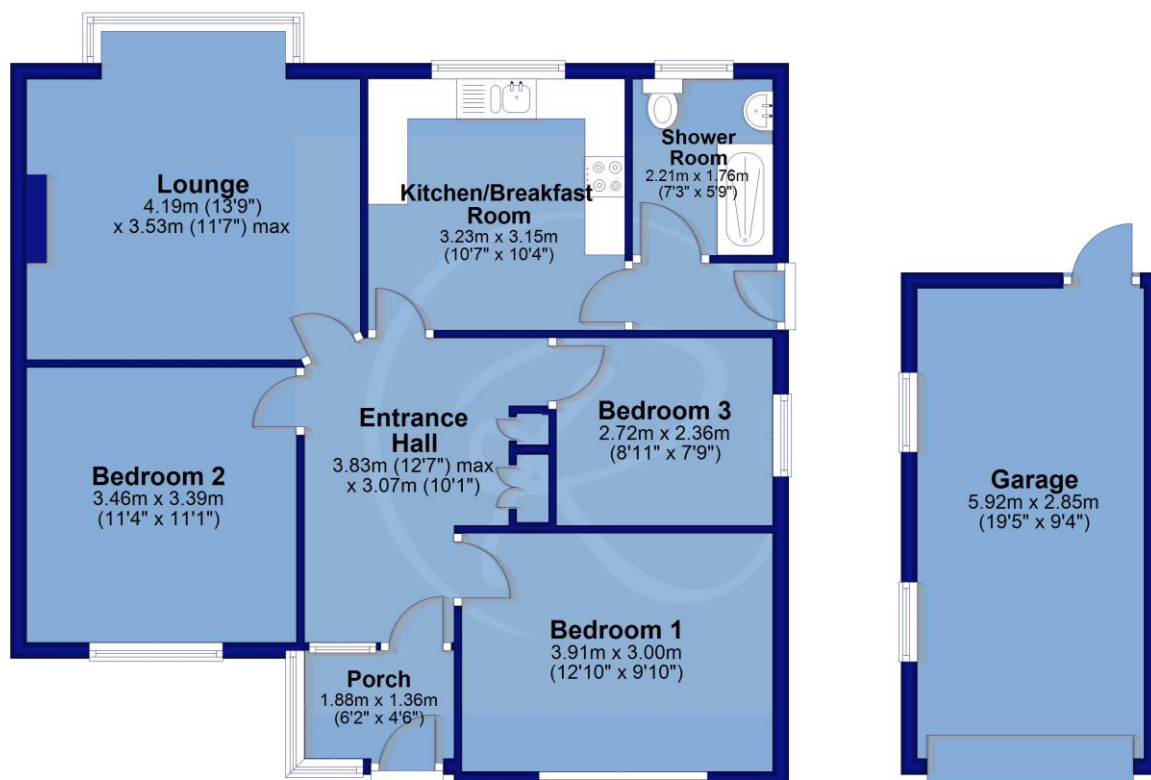
Energy Performance Certificate: C (72)

Council Tax: BAND B (£1,855.55 per annum)



Ground Floor

Approx. 94.7 sq. metres (1019.5 sq. feet)



Total area: approx. 94.7 sq. metres (1019.5 sq. feet)

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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