

# Regency

ESTATE AGENTS



**3 TOMMOUTH CRESCENT, APPLIEDORE, EX39 1QG O.I.R.O £235,000**

Situated in sought-after Appledore, within walking distance of the quayside, this 3 bedroom terraced home offers excellent potential for modernisation. Benefiting from uPVC double glazing, gas central heating, dual aspect living spaces, a low maintenance garden and workshop, it's a superb blank canvas.

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Situated within the walking distance of the heart of Appledore, this 3 bedroom terraced home presents an exciting opportunity for buyers seeking a property with genuine potential in one of North Devon's most desirable coastal villages.

Requiring a programme of modernisation, the property already benefits from uPVC double glazing & gas fired central heating, providing an excellent starting point for those wishing to create a home tailored to their own tastes and requirements.

The accommodation is well-proportioned throughout and includes a bright dual aspect living room, enjoying a pleasant sense of light and space, together with a dual aspect kitchen diner offering excellent scope for redesign or open-plan living concepts, subject to any necessary consents.

To the first floor are three bedrooms along with the family bathroom, whilst outside the property continues to impress with a relatively low maintenance rear garden designed for ease of upkeep. A particular feature is the substantial workshop measuring 17' x 9', ideal for hobbies, storage, a home workshop or potential studio space.

*Overall, this is a fantastic blank canvas in a sought-after village setting – perfect for buyers looking to modernise and add value, whether as a permanent residence, coastal retreat or investment opportunity.*

**Services:** All mains services are connected

**Energy Performance Certificate:** C (69)

**Council Tax:** BAND B (£2,036.41 per annum)



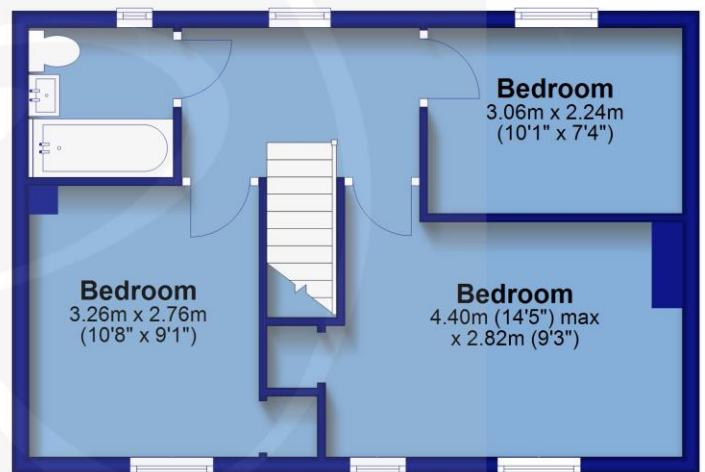
### Ground Floor

Approx. 40.5 sq. metres (436.3 sq. feet)



### First Floor

Approx. 40.5 sq. metres (436.3 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.

Office Address

24 The Quay, Bideford, EX39 2EZ

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