



33 Scott Avenue
Appledore, Bideford, Devon EX39 1RQ

Price Guide: £385,000

HARDING & CO
ESTATE AGENTS & VALUERS

A wonderful opportunity to acquire this spacious & contemporary 4 bedroom detached property on the outskirts of the popular fishing village of Appledore. This generous family home boasts a modernised kitchen/dining space with a breakfast bar looking over the rear garden, a light and airy lounge with a feature log burner (not used), 3 good sized bedrooms and a family bathroom upstairs, with the ground floor also offering a double bedroom with an en suite cloakroom. The accommodation is immaculately presented and is an opportunity for a family to 'move straight in, with nothing to do.'

This property benefits from a sizable front garden, allowing off road parking for up to 4 vehicles on its driveway and a lovely south facing rear garden with lawn and patio.

Appledore is a quaint port and ship building village with the most picturesque quayside and narrow cobbled streets providing a range of 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 championship 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.

Entrance Door to;

Porch

Hallway

Kitchen Breakfast Area
16'4 x 15'11 (4.87m x 4.57m)

Lounge
19'5 x 13'3 (5.79m x 4.05m)

Bedroom 1
10'7 x 8'9 (3.26m x 2.71m)

Bedroom 2
8'6 x 11'3 (2.62m x 3.44m)

Bedroom 3
8'7 x 7'6 (2.65m x 2.31m)

Bedroom 4
12'10 x 7'4 (3.9m x 2.25m)

Bedroom 4 Cloakroom
8'2 x 3'10 (2.49m x 1.20m)

Services

Gas central heating, PVCu double glazing, mains water, electric and drainage.
Local Authority is Torridge District Council.

Outside

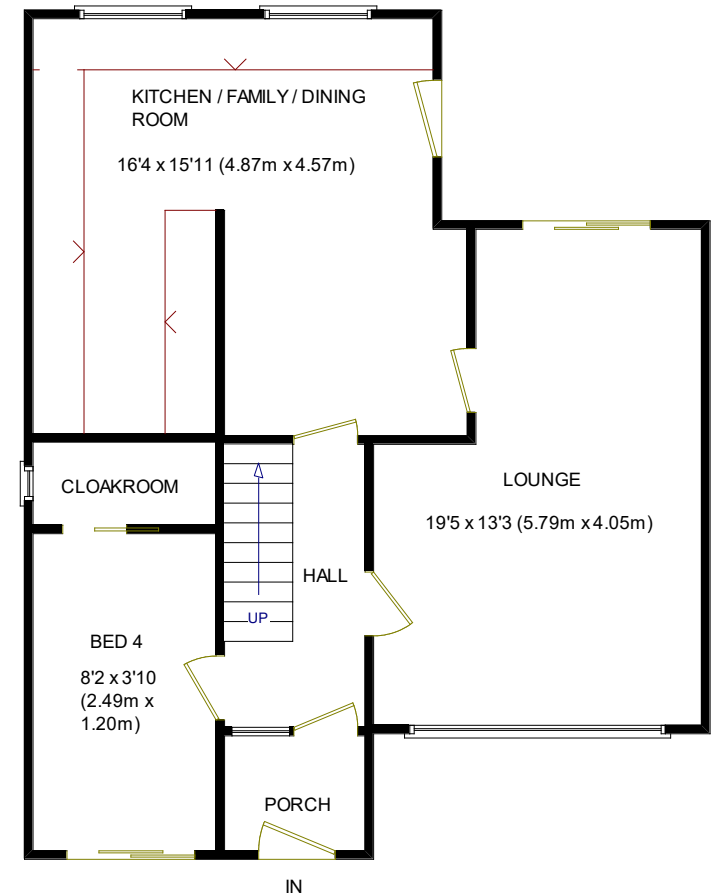
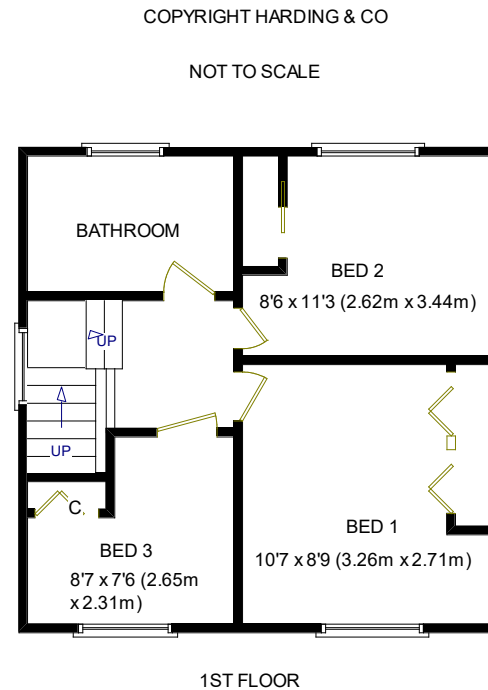
Sizable front lawn offering off road parking for up to 4 vehicles. To the rear, a south facing lawned space with a patio, storage and gated access to Richmond Road, towards Appledore and its Quay.

EPC: C
Council Tax Band: D

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, as you approach the village bear left into Staddon Rd, take the first turning right into Scott Avenue and bear round to the right to the end of the cul-de-sac where the property can be found in the left-hand corner.





Invicta House, The Pill, Kingsley Road,
Bideford, Devon EX39 2PF

t: 01237 476544

f: 01237 422722

e: bideford@hardingresidential.com

www.hardingresidential.com



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.

HB95 Ravensworth 01670 713330

