



11, The Mount  
Appledore, Bideford, Devon EX39 1NZ

Price Guide: £180,000

**H**ARDING & CO  
ESTATE AGENTS & VALUERS

A two-bedroom apartment within a purpose built block, benefitting from truly envious views of the Appledore estuary and out to sea from the living room and both bedrooms, with a fitted kitchen, bathroom, easy on road parking. An excellent first-time buyers home or letting potential property. No Chain.

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. The A39 North Devon Link Road provides access to the regional centre of Barnstaple.



**Tenure:** Remainder of 125 year Lease, starting from March 1994.

**Services:** All main services connected. Gas fired central heating.

**Ground Rent:** £10.00 Per Annum

**Service Charge:** £494.14 Per annum (TBC)

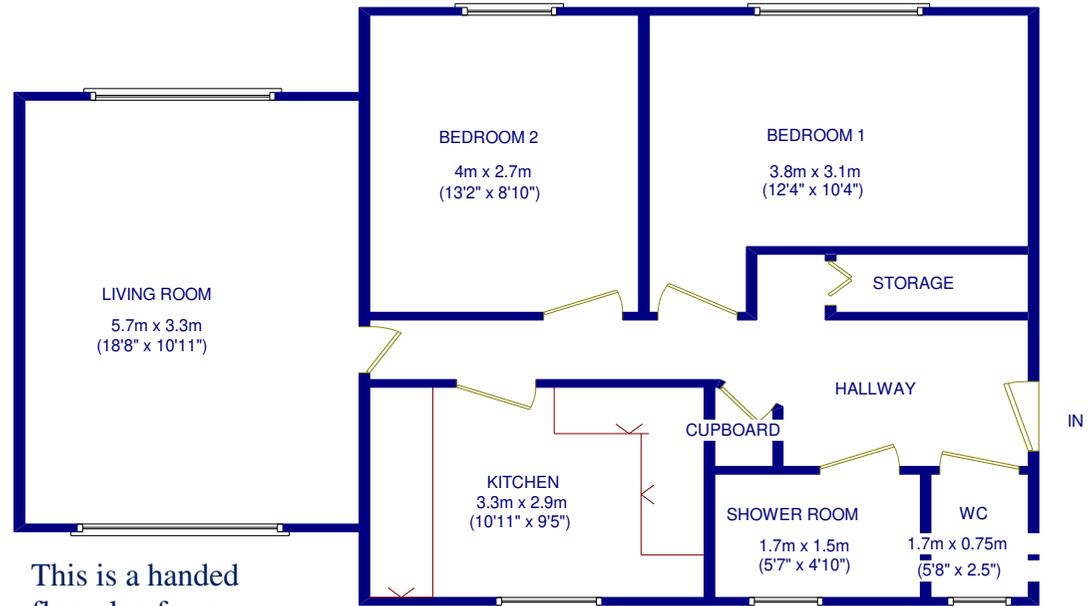
**Energy Performance Certificate:** C

**Council Tax Banding:** A

**Directions:**

From the Heywood A39 roundabout continue towards Appledore and head towards the quay. From there, follow the road round past the large car park on the right hand side and past the church into Torridge Road. For a further ½ mile, a turning on the left hand side which leads to Western Avenue, turn in this road and The Mount can be found bearing right.





This is a handed floorplan from a similar property. Not to scale.

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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.

