



31 Scott Avenue  
Appledore, Bideford, Devon EX39 1RQ

Price Guide £400,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS



A superb opportunity to purchase an immaculately presented and updated three-bedroom detached family house situated in a lovely residential cul-de-sac within walking distance of the local school and village amenities. The property benefits from a good driveway, double garage and a lovely south-facing rear garden with conservatory. Recent updates include a new open-plan and integrated kitchen/diner, a remodelled lounge and a new shower room.

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:**

### **Hallway**

### **Cloakroom**

### **Lounge**

**5.69m x 5.08m (18'8 x 16'8 max)**

### **Conservatory**

**3.04m x 2.49m (10' x 8'2)**

### **Kitchen/Diner**

**6.35m x 3.23m (20'10 x 10'7)**

### **Bedroom 1**

**3.25m x 3.23m (18'8 x 10'7)**

### **Bedroom 2**

**3.33m x 3.23m (10'11 x 10'7)**

### **Bedroom 3**

**3.03m x 2.17m (9'11 x 7'2)**

### **Bathroom**

### **Double Garage**

### **Incorporating Wet Room**

**Services:** All main services connected including full gas central heating.

**Energy Performance Rating:** D

**Council Tax Band:** D

### **Outside:**

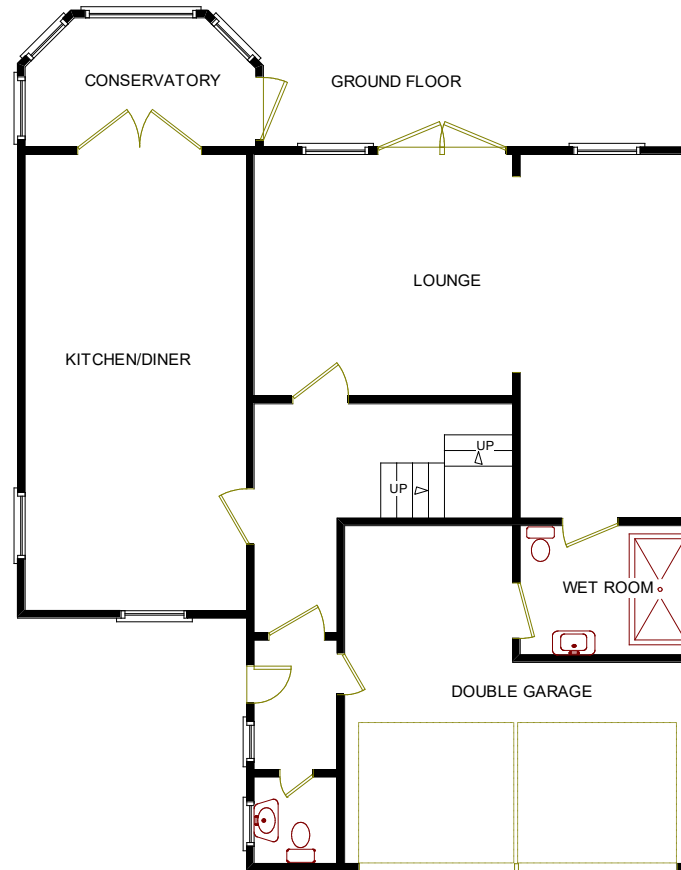
The gardens and parking are of particular note: There is a driveway in front of the double garage that easily accommodates 4 vehicles plus there is a pleasant front lawn

and a lovely south-facing rear garden with attractive stone walling and a rear gate.

### **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.





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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.

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.

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