



9 Estuary Terrace
Appledore, Bideford, Devon EX39 1FE

Price Guide £325,000

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Boasting a superb view of the Torridge estuary and across to Instow, this immaculate 3 bedroom mid-terrace home is conveniently located just a stone's throw from Appledore's attractive Quayside. Arranged over 3 floors, the property offers delightful open-plan living along with a manageable garden and off-road parking.

The property is considered ideal for those seeking an easy to run home for full-time occupation or a modern second home/holiday let and can be occupied with the minimum of delay and expense.

Appledore...where the Taw and Torridge rivers meet, sits the delightful Quayside village, next to the River Torridge. Appledore boasts a small but great range of shops, pubs, guest houses and art galleries. A thriving fishing and trading village since the 14th century, Appledore has been a famous boat-building centre for many years and the shipyard is still active today. Picturesque Appledore provides a peaceful base from which to explore North Devon, and is close to surf beaches. The Quay is very central to life in the village and it is here you will find many activities including fishing trips and crabbing contests, and sometimes Morris Dancers. This quaint fishing village has a maze of narrow streets leading to the Quay.

Estuary Terrace is a small development of only ten houses constructed to a high specification and finishing schedule and being individually designed on three levels enjoying views at the rear over the river towards the yachting village of Instow.

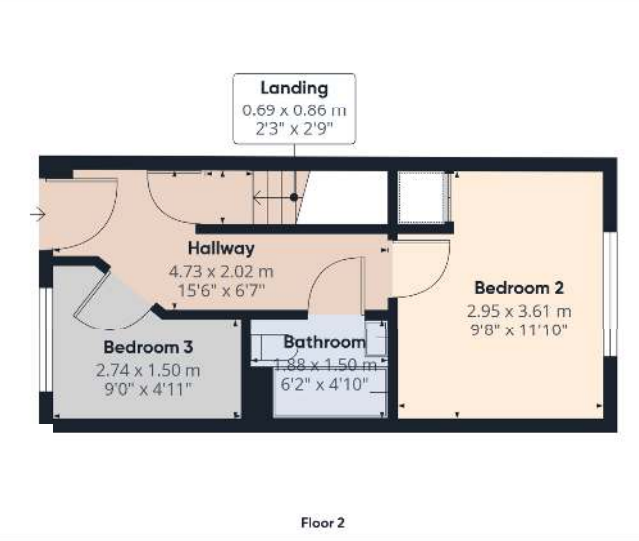
Outside: Number 9 provides ample garden patio space to the rear – fully enclosed and perfect for dining and entertaining. The property benefits from having one dedicated off-road parking space as well as plenty of street parking close to the property.

Services: Mains electric, water & drainage and gas central heating system

Energy Performance Certificate: TBC
Council Tax Banding: B

Directions: From Bideford Quay proceed towards Appledore taking the second exit on the A39 Roundabout. Proceed for a short distance and turn right onto Churchill Way. Follow this road until you enter start to descent into Appledore village. Turn right into Pitt Hill and then left into Tomouth Road. The property can be located on the left-hand side.





Approximate total area⁽¹⁾
76.3 m²
821 ft²

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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