Plot 9 The Old Parsonage

Price Guide: £700,000

Amber Drive, Appledore, Bideford, Devon EX39 5JF

HARDING & CO
ESTATE AGENTS & VALUERS

This grand, double-fronted home has so much adaptable space. Georgian-inspired with a classic Cornish stone frontage, large symmetrical windows of the era and an elegant hand-made porch, it captures the best of traditional home building injected with the essentials of modern-day living.

Downstairs, the open plan kitchen/diner features a stunning cooking island, fitted with a high-spec SMEG 5-zone induction hob and downdraft extractor. A SMEG multifunction oven, fridge/freezer and dishwasher are also built-in to the layout, along with a superb corner pantry. Classic double doors lead out to the garden and oversized patio.

The galleried hallway is an impressive space, off which is a good-sized living room, with another set of classic double doors, and the largest MAGIC ROOM of all our bunnyhomes. There's well-considered storage throughout including bespoke understairs pull-outs.

Upstairs, both the master bedroom and bedroom 2 feature an ensuite with shower enclosure while the remaining generously sized bedrooms share the luxury family bathroom, all furnished with VILLEROY & BOCH sanitaryware and PORCELANOSA tiling.

This bunnyhome is fitted with UNDERFLOOR HEATING through the ground floor (with the added benefit of no radiators), which along with the heating system, is fuelled by the latest technology air source heat pump, with 'smart' controlled thermostats. It also boasts CAT6 cabling into all the main rooms so you're super connected.

This Old Parsonage features a detached double garage and ample off-road parking.

10-year NHBC warranty

ACCOMMODATION:

Kitchen
3.56m x 4.50m (11’ 8” x 14’ 9”)

Dining Area
3.56m x 2.24m (11’ 8” x 7’ 4”)

Living Room
3.35m x 6.60m (10’ 11” x 21’ 7”)

Housekeeper's Corner/Utility Room
1.84m x 2.03m (6’ 06” x 6’ 8”)

Powder Room
1.84m x 0.90m (6’ 0” x 2’ 11”)

Magic Room
3.23m x 2.74m (10’ 7” x 8’ 11”)

Master Bedroom
3.18m x 3.91m (10’ 5” x 12’ 10”)

Master En-Suite
2.13m x 1.73m max (7’ 0” x 5’ 8” max)

Bedroom 2
3.56m x 3.24m (11’ 8” x 10’ 7”)

En-Suite 2
2.55m max x 2.08m max (8’ 4” max x 6’ 10” max)

Bedroom 3
3.41m x 2.60m (11’ 2” x 8’ 6”)

Bedroom 4
2.55m x 2.45m (8’ 4” x 8’ 0”)

Bathroom
2.55m max x 2.17m (8’ 4” max x 7’ 1”)

Kitchen
Stunning Smeg appliances
60cm induction hob, built-in extractor, multifunction oven and integrated 70/30 fridge freezer. 1.5 bowl stainless steel sink. Chrome mixer tap. Dishwasher as standard.

Bathroom & En-Suite
Beautiful Villeroy & Boch ceramicware throughout
High quality Vado mixer taps and showers throughout in chrome. Kaldewei 1700x700mm steel bath with ‘push’ type filler. Vado Saturn mixer shower with 10” ‘monsoon’ showerhead plus flexible hand shower.
Chrome towel rails
Choice of gorgeous Porcelanosa tiles

Exterior
High quality, timber effect, PAS24 compliant reinforced door with etched glazing
Artisan-made aged zinc scoop canopy with trellis
Large format, A-rated mock sash windows
Stylish house number in natural slate, with white painted numerals
Front garden
Extra wide and deep rear patio
Ready-turfed rear lawn & pre-fitted garden tap

Technical Specification
Cat-6 cabling into the kitchen, living room and bedrooms for the ultimate connectivity
‘Media plate’ to the living room — features 4x 13A switched sockets, TV/FM/satellite outlets, a satellite return facility and telephone outlet in one neat, clutter-free plate
Plenty of USB-C ports throughout
Thoughtfully located sockets
Super-easy-to-use app or touchpad-controlled ‘smart’ heating system
Daikin air source heat pump
Sleek design 'plug and charge' EV chargers

SERVICES
All main services connected. Gas fired central heating. uPVC double glazed windows.

COUNCIL TAX BAND: TBC

ENERGY PERFORMANCE RATING: TBC

Directions
From Bideford Quay proceed towards Northam passing over the A39 roundabout. Past the Durrant House Hotel, Take the next turning right called Churchill Way, which leads towards Appledore. Follow the road and take the right hand turning into Wooda Road, follow the road and take next left into Reardon Way then Pitt Hill and the site can be found on the left hand side.

ST Storage L Dynamic larder P Pantry Appliance

For illustrative purposes only. Specifications and layouts correct at time of issue and are subject to change

CYL Air source heat cylinder

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*Available as an upgrade

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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.