



2 Tomouth Square  
Appledore, Bideford, Devon EX39 1QE

Price Guide: £165,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS

A rare opportunity to purchase a cosy semi-detached bungalow in the highly sought after village of Appledore – being sold with no on going chain.

- 2 good sized bedrooms
- Well equipped shower room
- Generous corner plot garden
- Stripped back kitchen
- Parking close to the property, disabled easy access
- In need of modernisation throughout

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



### Accommodation Comprises:

**Bedroom 1: 10'08 x 9'10 (3.07m x 2.74m)**

**Bedroom 2: 8'10 x 8'05 (2.46m x 2.59m)**

**Lounge: 10'04 x 11'07 (3.16m x 3.56m)**

**Kitchen: 7'05 (total) x 11'10 (2.3m x 3.38m)**

**Shower Room: 7'09 x 5'09 (2.36m x 1.75m)**

### Outside

The property has side access from the kitchen to the rear lawned garden, occupying a generous corner plot. Within the garden is outside storage and access back to the front of the property. The property is amongst similar style bungalows, which have a first come first serve parking spots accessible by steps and ramp.

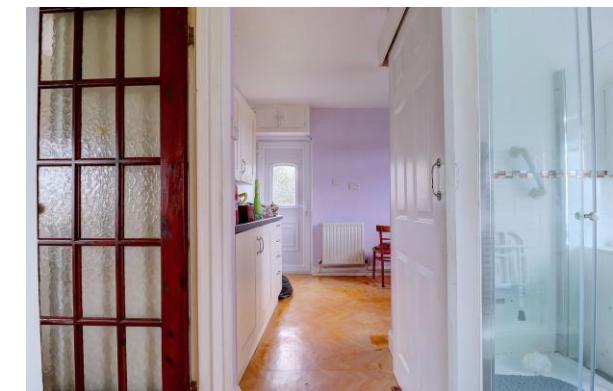
### Services

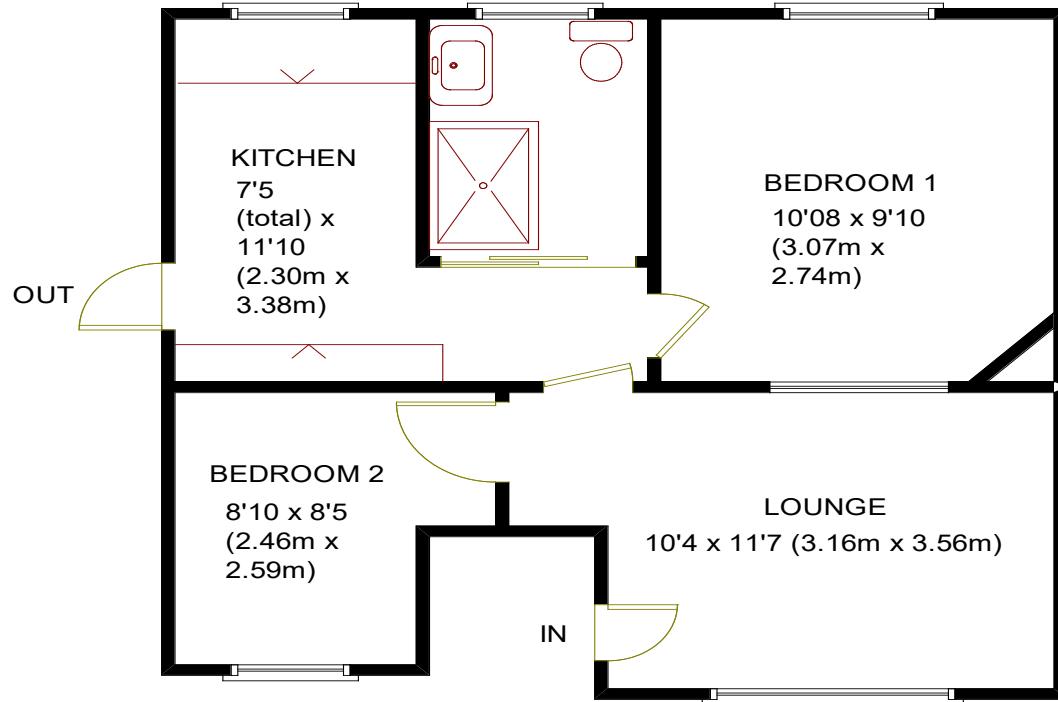
All mains connected. Gas central heating.

Council Tax Band - A

Energy Performance Certificate – C

Tenure - Freehold





2 Tomouth Square, Appledore

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.

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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