



5 Old Boatyard Torridge Road, Bideford, Devon EX39 1FJ

Guide price £550,000

In the coastal village of Appledore, and centrally located, this modern house offers a delightful blend of comfort and style. With stunning sea views, this property is perfect for those seeking a serene lifestyle by the coast. The accommodation is thoughtfully designed over split levels, ensuring a spacious and airy feel throughout.

The house boasts two inviting reception rooms, providing ample space for relaxation and entertainment. The first-floor living room features a lovely balcony, where you can enjoy the fresh sea breeze and picturesque views. The large kitchen and dining area, located on the lower ground floor, opens directly to the garden, creating an ideal setting for family gatherings and alfresco dining.

This property comprises three generously sized bedrooms, including a master suite with an en-suite bathroom, ensuring privacy and convenience for all residents. Additionally, there is a well-appointed second bathroom, catering to the needs of family and guests alike.

Parking is a breeze with space for up to three vehicles, a valuable asset in this desirable location. The garden offers a tranquil outdoor space, perfect for enjoying sunny days or simply unwinding after a long day.

In excellent order throughout, this house is ready for you to move in and make it your own or it would make a lucrative holiday let opportunity.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Invicta House, The Pill, Kingsley Road
 Bideford, Devon EX39 2PF
t: 01237 476544
f: 01237 422722
e: bideford@hardingresidential.com
www.hardingresidential.com

HB95 Ravensworth 01670 713330



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.

