



Still Waters Torridge Road, Appledore, Bideford, EX39 1SQ

Guide Price £375,000

- Development Opportunity
- Garage
- Sought After Location
- Two Bedrooms
- Planning App Number: 1/0039/2023/FUL
- Off Road Parking
- Coastal Views
- No Chain

Still Waters

Introducing this delightful two bedroom bungalow, Morris and Bott proudly present Still Waters for sale. Nestled within the picturesque village of Appledore, the property offers a scenic retreat just minutes away from the vibrant quayside, providing easy access to the village's amenities. The bungalow briefly comprises a generously sized lounge/diner, a well-equipped kitchen, two spacious bedrooms and a stylish bathroom, ensuring comfortable and inviting accommodation throughout . A small courtyard adds a charming outdoor space to relax and unwind. Still Waters is the ideal option for those in search of a serene escape within the heart of Appledore, or a development opportunity.



Council Tax Band: B



Porch

Welcomes you into the property, providing a handy space for coats and shoes.

Lounge/Diner

18'5" x 14'2"

A spacious open plan room that showcases panoramic views over the estuary, also seamlessly leading into the kitchen.

Kitchen

9'10" x 7'8"

Well equipped with a range of matching hand and eye level units, and under counter space for white goods.

Bedroom One

13'3" x 10'0"

A generously sized double room with stunning views over the estuary

Bedroom Two

8'9" x 8'2"

A further good sized double room.

Bathroom

6'1" x 5'4"

A three piece suite comprising a bath with overhead shower, low level WC and hand wash basin.

Garage

16'0" x 8'4"

Equipped with lighting and electric connection.

Outside

Still Waters sits proudly within the middle of this good-sized plot, that has been extended by the current owners. Benefitting from a low maintenance courtyard to the front of the property that offers captivating vistas of the estuary. This space allows for easy upkeep while providing an ideal setting to enjoy the picturesque surroundings. A terraced garden to the eastern side of the property commands delightful views across the village and out to Instow. The terrace backs onto common land which is unlikely to be earmarked for any future development. The roof has been also just benefitted from a clean and all the joints resealed.

Services

All mains connected, gas central heating.

Viewings


Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.

Agents Notes

The property currently has planning permission for a luxury four bedroom house with a swimming pool and a garage over the estuary. The current owners are moving to another part of the country.

<https://www.morrisandbott.co.uk/properties/12345678>
application for a new driveway and a new front garden keyVal



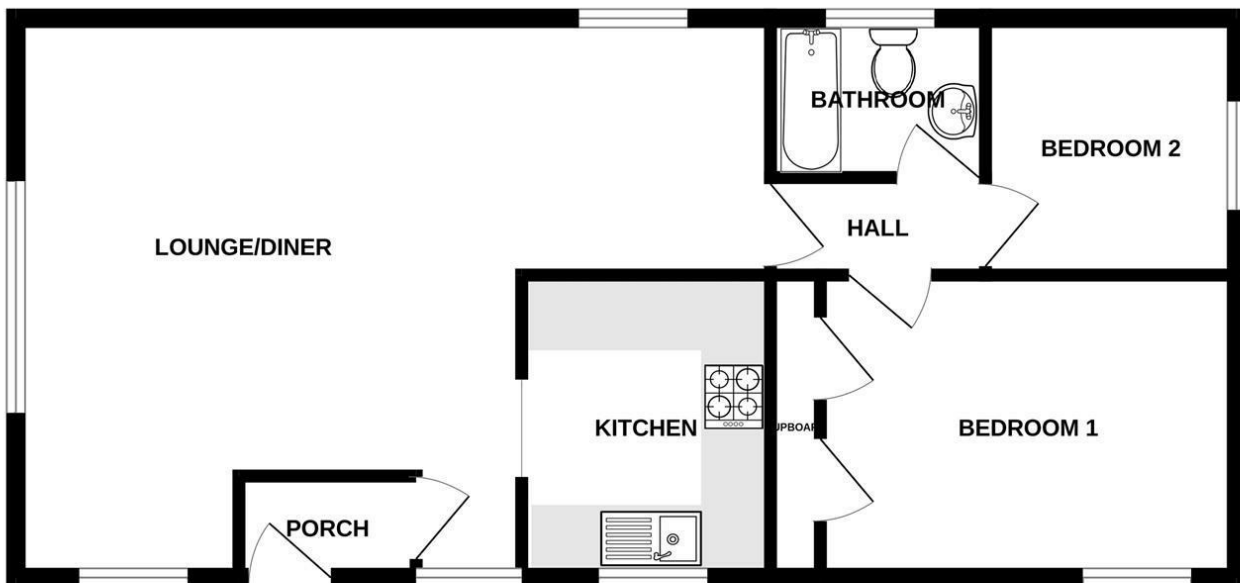
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Directions

Upon reaching Appledore at the top of the village continue down the main Richmond Hill, following this road onto Appledore Quay. Proceed along The Quay passing the array of shops and pubs on your left and follow the road as it bears up the hill and past the church, carry up around the corner and the property will be found on the left hand side.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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