



17 Riversmeet, Appledore, Bideford, EX39 1RE

Price Guide £425,000

- BRAND NEW HEATING SYSTEM NOV 23
- Short Stroll into Appledore
- South Facing Garden
- Spacious Accommodation
- Detached Home
- Estuary Views
- Ample Off Road Parking
- Quiet Residential Location
- Would Benefit From Modernisation
- Council Tax Band: D

17 Riversmeet, Bideford EX39 1RE

Morris and Bott are delighted to offer this spacious three bedroom bungalow located in the much sought after residential development of Riversmeet in Appledore. Enjoying a tucked away position on the development, with charming estuary views that can be enjoyed from the rear of the home. The home has been immaculately maintained, however would benefit from modernisation throughout, allowing the new owners a great opportunity to put there own stamp. Delightful south facing aspect and ample off road parking. This home must be seen to be appreciated.



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ENTRANCE HALL

Welcomes you into the property.

LOUNGE/DINER

19'9" x 11'10"

Generously proportioned reception room with large picture window that takes in the ever changing estuary view. Its south facing aspect make this a wonderfully light room.

KITCHEN/BREAKFAST ROOM

11'10" x 10'0"

Fitted with a range of matching floor and eye level units with large picture window to take in the lovely view. Handy access down into the garden.

RECEPTION ROOM

11'9" x 7'9"

This versatile conversion of the former garage, could be used as a further reception room or be a great further bedroom space, with access through to another room that could make a great home office.

STUDY

7'9" x 5'10"

With a delightful south facing aspect and views out onto the estuary.

BEDROOM TWO

16'0" x 10'0"

Generously proportioned double bedroom with the benefit of built in storage.

BEDROOM ONE

16'0" x 11'1"

Generous master double room with views out to the front of the property.

BEDROOM THREE

9'11" x 8'1"

Further good size bedroom.

SHOWER ROOM

7'0" x 5'2"

Has been equipped with walk in shower and wash hand basin.

WC

6'11" x 2'10"

Separate cloakroom with low level WC.

REAR PORCH

9'3" x 3'3"

Leads to steps down to the garden

CELLAR STORAGE

Located beneath the second reception/study area, offering a handy external lockable store for garden/sports equipment. This area does have a lower ceiling so prevents standing.

OUTSIDE

The garden wraps around the home. To the front of the property is a long driveway with ample tandem parking, and a delightful low maintenance garden area. Handy side access into the rear garden. The enclosed rear garden has a south facing aspect and is a real suntrap. The garden has been split into sections, with a lawn area that has been bordered by an array of mature shrubs and roses, with a good size patio area.

SERVICES

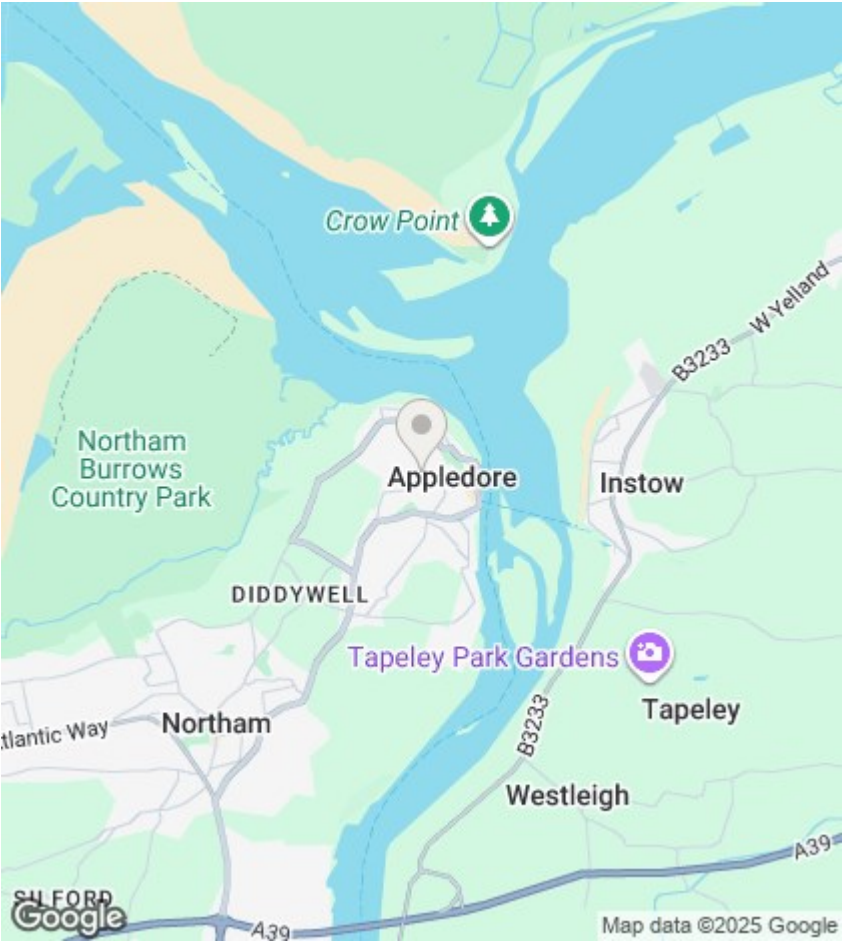
All mains services have been connected. Brand new gas central heating system fitted November 2023.

Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 1000 Mbps.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

VIEWINGS

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



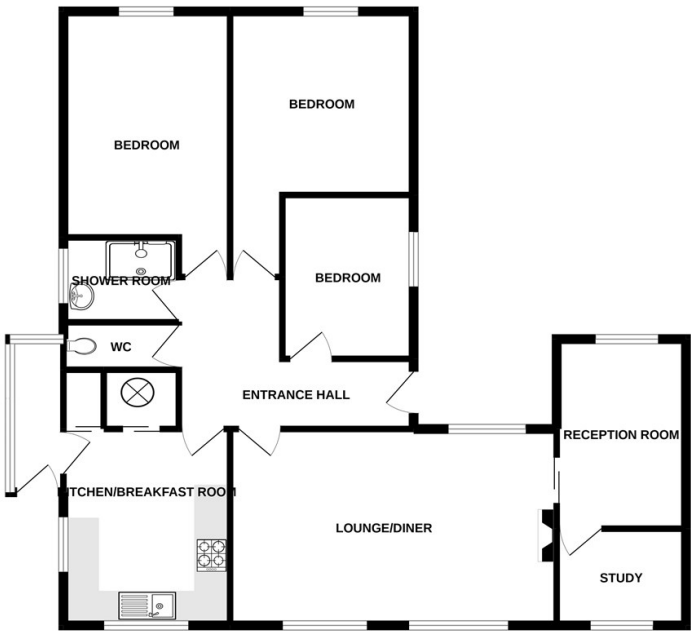
Directions

From our office in Bideford, proceed towards Northam, passing Morrisons supermarket on your right hand side and continue until reaching the Heywood Road roundabout. Continue straight across the roundabout following signs for Northam, Westward Ho! and Appledore. Continue past the Durrant House Hotel on your right hand side, and take the right hand turning shortly after signed for Appledore. Proceed along this road passing the swimming pool on your right hand side and Appledore Football club also on your right hand side. Take the second turning left into Staddon Road. Follow the road around to the right and take the left hand turning onto Riversmeet. Proceed into Riversmeet and take the right hand turning and number 17 will be located in the corner on the right hand side.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 misstatement. 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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