



## 16 Vernons Lane, Appledore, Bideford, EX39 1QU

Guide Price £450,000

- No Onward Chain
- Enclosed South Facing Garden
- Garden Room
- Versatile Accommodation
- Must See
- Located within the Heart of Appledore
- Estuary Views from the Attic Room
- 3 Bathrooms
- Generously Proportioned Throughout

# 16 Vernons Lane, Appledore

Morris and Bott are delighted to offer this versatile 4 bedroom house, that is arranged over 3 storeys, within just a short stroll of the ever popular Appledore Quayside. This attractive property benefits from well-proportioned and planned accommodation, with ample reception and bedroom space, and the bonus of generous enclosed south facing garden. We feel this property would make a fantastic home for the more discerning buyer looking to reside within the heart of Appledore, within easy reach of the villages wealth of amenities.



Council Tax Band: B



## Location

Situated just a stone's throw from the centre of the charming fishing village of Appledore, with its maze of cobbled streets and picture postcard cottages. Appledore boasts a thriving selection of restaurants, pubs and cafes and its back streets are lined with independent shops and galleries. Westward Ho! with its 2 miles of golden sandy blue flagged beach is just a 2-mile drive and is a favourite with surfers, families, and bathers alike. Protected by the unique natural feature of the pebble ridge, the Northam Burrows Country Park is a popular spot with walkers and cyclists and is also the home of England's Oldest Golf Club, the Royal North Devon. Barnstaple, the regional centre of North Devon, is approximately 10 miles away, reached via the North Devon link road, offers all the area's main shopping, business, commercial and leisure pursuits. Barnstaple's train station offers a link to the city of Exeter with connections to London and beyond.

## Ground Floor

### Study/Reception

8'5" x 8'2"

### Lounge

22'3" x 11'9" narrowing to 8'3"

Charming dual aspect lounge, that enjoys access out onto the rear garden via the French doors.

### Kitchen

12'4" x 10'5"

Equipped with a stylish range of matching hand and eye level units with integrated double oven, gas hob and dishwasher, with undercounter space and plumbing for white goods.

### Sun/Garden Room

11'6" x 8'7"

An idyllic space to relax and unwind, with a delightful garden outlook.

## First Floor

### Bedroom 1

12'3" x 8'10"

Well proportioned double room.

### Bedroom 2

11'8" x 8'4"

Further double room with a south facing garden aspect.

### Bedroom 3

Further good sized bedroom with en-suite shower room.

### En-Suite Shower Room

Equipped with shower, wash hand basin and low level WC.

### Bathroom

8'3" x 6'8"

Fitted with bath with shower over, low level WC and wash hand basin.

## Second Floor

### Attic Room

18'5" x 11'4" ground floor maximum measurements

Delightful views can be enjoyed from this dual aspect room out over the maze of rooftops and down to the estuary.

### Outside

The south facing enclosed rear garden can be accessed from both the lounge and garden rooms. The garden has been mainly laid to lawn with a modest decked area. Enclosed with a mixture of stone walling and timber fencing.

### Services

All mains services connected. Gas central heating.

### Rental Income Potential

We would suggest that within the current market, a rent of approximately £1,100 pcm should be achievable. If you have any questions regarding this then please feel free to contact the Lettings Team on 01237 459 998 where they would be delighted to deal with your enquiry.

### Agents Notes

Please note that some images have been virtually staged to help appreciate how the space can be utilised.

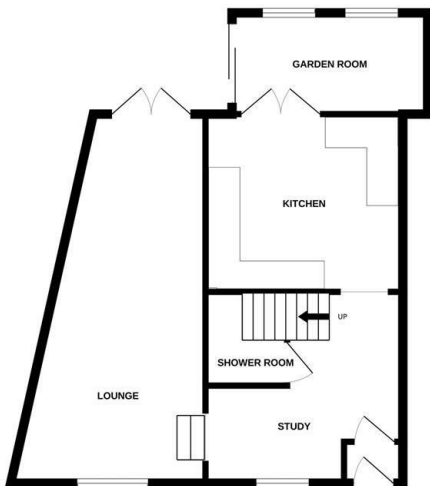
## Directions

From Bideford follow sign posts for Appledore and Westward Ho! Continue along this road passing the Durrant House Hotel on your right. At the next junction, turn right onto the A386 onto Churchill Way, signposted Appledore. Continue along this road passing Torrridge Pool on your right hand side. Follow this road into Appledore passing Appledore FC on your right hand side and continue down Richmond Hill and onto The Quay. Proceed on foot into Market Street taking Quayside Lane adjacent to the Bethel Chapel and continue into Vernons Lane where the property will be found after a short distance.

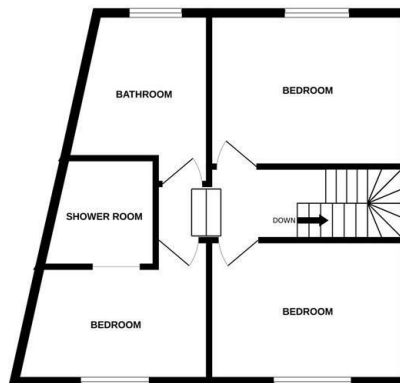


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

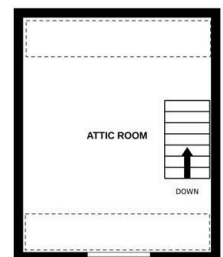
GROUND FLOOR



1ST FLOOR



2ND 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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