



## Lundy View 49 Staddon Road, Appledore, Devon, EX39 1RF

Guide Price £775,000

- Brand New Renovation
- Ideal Main Residence/Holiday Home
- Off-Road Parking
- Garage With Electric Door
- Stunning Coastal Views
- Walking Distance to Appledore Village
- High Specification Accommodation
- Viewing Highly Recommended

## 49 Staddon Road, Appledore

Commanding an elevated position enjoying incredible coastal views, this stunning 3 double bedroom family home boasts spacious and well-planned accommodation along with off-road parking, garage and delightful front and rear gardens, all within walking distance of Appledore Quay. Having been the subject of significant refurbishment and development by the current owners, this beautiful, individual home is presented immaculately throughout and offers extremely comfortable open-plan living accommodation, flooded with a wealth of natural light, ideal for those seeking a manageable home for full-time occupation or an easy to run holiday retreat within the village. Viewing highly recommended to appreciate what this deceptively spacious, individual home has to offer.



Council Tax Band: C





### Entrance Hall

18'11" x 8'8"

A light and spacious hallway which welcomes you into the property.

### Bedroom 1

16'9" x 10'0"

A large double bedroom with coastal views.

### Ensuite

10'0" x 5'6"

Brand new modern three piece suite comprising a large walk in shower, low level wc, hand wash basin and heated towel rail.

### Bedroom 2

11'4" x 10'2"

A further good sized double bedroom with coastal views.

### Bedroom 3

11'0" x 8'0"

A further good sized double bedroom overlooking the rear garden.

### Family Bathroom

8'3" x 5'6"

A brand new modern suite comprising a bath, low level WC, hand wash basin and heated towel rail.

### Utility

7'3" x 5'2"

The utility offers handy additional worktop space with plumbing for white goods and provides additional storage space. Door leading to the rear garden.

### First Floor

#### Open Plan Living

31'9" x 22'5"

This spacious open-plan room offers ample kitchen, dining and living space and commands superb coastal views.



Sliding doors lead out onto the glass balcony which have been thoughtfully designed to enjoy the tremendous sunsets.

### Kitchen

The brand new kitchen has had no expense spared and is fitted with a range of work surfaces, comprising a 1 1/2 bowl sink and drainer unit and Bosch induction hob with inbuilt extractor. Built in Bosch fridge/freezer, dishwasher and double oven/microwave. Central island with breakfast bars and deep drawers below for plenty of storage. The perfect place to cook and socialise whilst enjoying views of the sea.

### Outside

The property offers a delightful enclosed garden which offer a good degree of privacy and laid mostly to patio with a lawned area, outside power and water connection whilst to the front is laid to lawn. The home benefits from ample private off road parking.

### Garage

18'4" x 9'1"

With up and over electric door, housing ample power sockets.

### Services

All mains services connected, gas fired central heating with a brand new combi boiler, underfloor heating to the first floor.

### Viewings

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

### Holiday Let Potential


This property offers great potential as a holiday let, and award winning agents holidaycottages.co.uk have put together information on how the property would perform. For information on the potential income the property could generate, contact the Morris and Bott team to find out more.



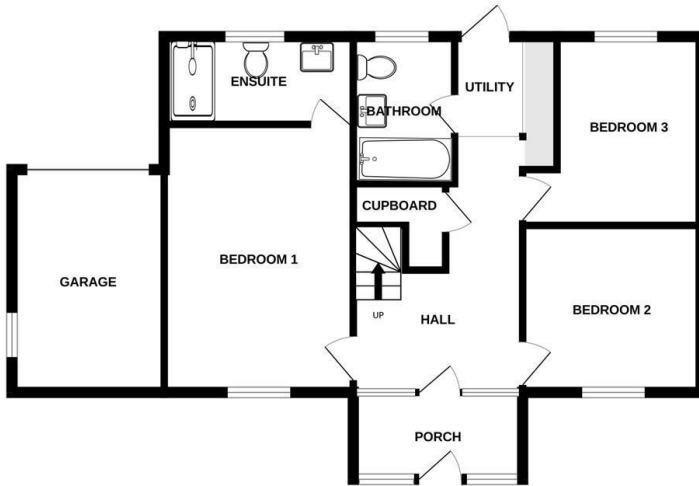
## Directions

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 where the property will be found on the right-hand side with its number clearly displayed.

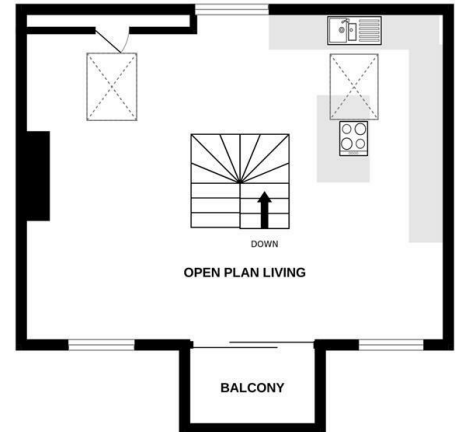


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>88</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

GROUND FLOOR



1ST 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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