



1 Staddon Road, Appledore, Bideford, EX39 1RB

Price Guide £425,000

- Heart Of The Village
- No Chain!
- Garage & Off-Road Parking
- 2 Double Bedrooms
- Stones Throw From The Quayside.
- Estuary Views
- Spacious Detached Bungalow
- Front And Rear Gardens
- Must See!

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Introducing this charming detached bungalow, perfectly situated in the heart of Appledore, commanding enviable views of the estuary and across to Instow. The property offers spacious and well-planned accommodation, including a light-filled open-plan lounge and dining area, a separate kitchen, two generously sized double bedrooms, and a modern bathroom. Outside, the bungalow boasts large front and rear gardens. Offered to the market with NO ONWARD CHAIN.



Council Tax Band: Exempt



Porch

Welcomes you into the home.

Entrance Hall

Spacious hallway with storage cupboard.

Lounge/Diner

12'10" (max) x 23'7"

The open-plan lounge/diner provides ample living space, with the dining area featuring sliding doors that lead into the conservatory.

Conservatory

18'8" x 8'2"

A spacious room, boasting stunning views of the estuary and across to Instow,

Kitchen

11'3" x 10'2"

The kitchen is equipped with modern hand and eye-level units, a stainless steel sink, a large oven with a gas hob, and under-counter plumbing for a washing machine. It also benefits from direct access to the rear garden.

Bedroom One

11'6" x 10'2"

A spacious double bedroom located at the rear of the property, offering views over the garden and out towards the estuary.

Bedroom Two

10'4" x 8'2"

A further double bedroom at the front of the property.

Bathroom

7'4" x 5'5"

The bathroom comprises a white suite, featuring a bath with a shower attachment overhead, a low-level WC, and a wash hand basin.

Outside

The front of the property is accessed via a private driveway leading to the garage, complemented by a low-maintenance front garden. A side access path leads to the rear, where you'll find a spacious garden, predominantly laid with patio and chippings, and enclosed by mature shrub and fenced borders.

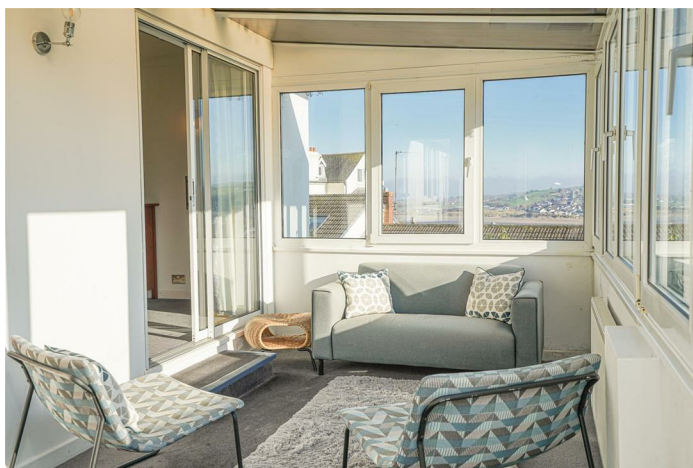
Garage

16'9" x 8'1"

Accessed via an up and over door, with electric and light.

Services

All mains services connected, gas fired central heating.



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, continue almost to the end where the bungalow will be found on the right-hand side with its number clearly displayed.



Viewings

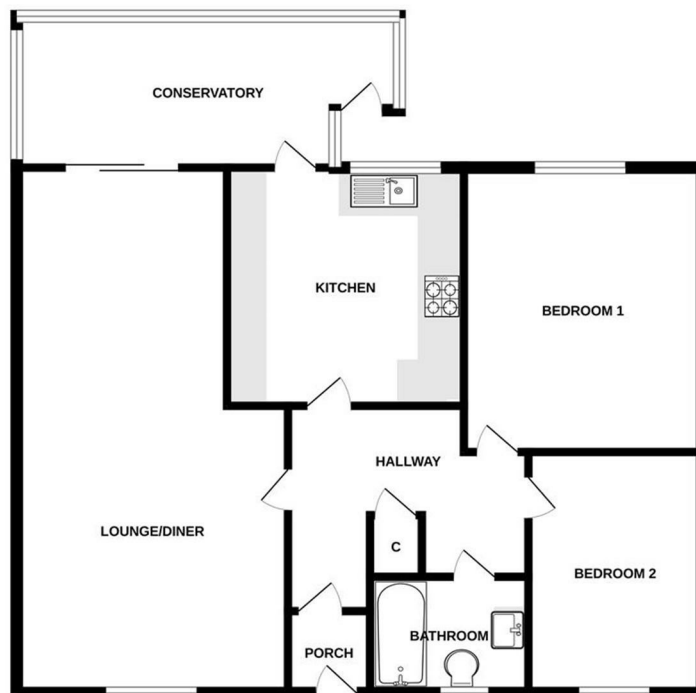
Viewings by arrangement only. Call 01237 459 998 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		55	
(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 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.