



6 Richmond Road, Appledore, Bideford, EX39 1PE

Asking Price £325,000

- Stones Throw From The Quay
- Private Rear Garden
- Modern Kitchen
- Close To Amenities
- Spacious Accommodation
- Versatile Attic Room
- Open Plan Living/Dining
- Must See!



## 6 Richmond Road, Bideford EX39 1PE

Tucked away on Richmond Road, directly opposite Anchor Park in the heart of the ever-popular village of Appledore, this beautifully presented home perfectly balances character and modern comfort. With two generous bedrooms, a versatile attic room, a stylish kitchen, and contemporary bathroom suites, it's an ideal choice for couples, small families, or those looking for a holiday retreat. The interiors are filled with natural light, creating a bright and welcoming feel throughout. The modern kitchen is a standout feature, while the attic room adds flexibility—perfect as a home office or occasional guest room—with views out across the estuary. Outside, the private rear garden offers a peaceful spot to relax, with lovely estuary glimpses and useful outdoor storage. Located just a short stroll from Appledore's picturesque quay, stunning coastal walks, and a fantastic range of independent shops and cafes, this is a superb opportunity for those seeking a permanent home or a charming coastal retreat. Not one to miss!



3



1



1



D

Council Tax Band: A



## Ground Floor

### Entrance Hall

Welcomes you into the home.

### Lounge

12 x 11

A bright and airy space with a large bay window that floods the room with natural light, seamlessly opening into the dining area for an open, sociable feel.

### Dining Area

12'2 x 11'6

A generous space with room for a dining table and chairs, offering direct access to both the sun room and kitchen.

### Kitchen

9'10 x 8

Well-appointed with a range of matching base and wall units, the kitchen offers excellent storage and is equipped with a double oven, hob and extractor, two integrated fridges, freezer, dishwasher, and space for additional white goods. A sink with drainer completes this practical and stylish space.

### WC

9'2 x 8'1

Fitted with a modern two-piece suite including a low-level WC and a hand wash basin.

### Sun Room

8'8 x 5'5

A lovely spot to relax and unwind, perfect for soaking up the sun, with access to both the kitchen and the rear garden.

## First Floor

## Bedroom One

14'3 x 9'5

A spacious double bedroom featuring large windows that fill the room with natural light.

## Bedroom Two

12'2 x 8'6

A further double bedroom.

## Shower Room

9 x 8

Fitted with a modern three-piece suite including a low-level WC, hand wash basin, and walk-in shower cubicle.

## Second Floor

### Attic Room/Bedroom Three

13 x 11'4

A versatile second-floor space with a Dormer window that fills the room with natural light and provides lovely views out towards the estuary—ideal as a home office, hobby room, or occasional guest space.

## Outside

The property boasts a south-facing rear patio, perfect for alfresco dining and relaxing in the sun and enjoying the estuary views. There's also a stone-built garden store, ideal for storage or use as a workshop. Designed for low maintenance, the garden offers a lovely outdoor space to enjoy.

## Services

All mains services connected, gas fired central heating.



## Directions

From Bideford Quay, begin by heading north along Kingsley Road (A386) from the quay. Continue straight through the Heywood Road roundabout, following signs for Northam and Appledore. Proceed along Churchill Way, which leads directly into Appledore village. Continue along Richmond Road until you reach number 6, which will be on your right. The journey is approximately 3 miles and should take around 10 minutes by car, depending on traffic conditions.



## 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		59
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

