



5 Tomouth Crescent, Appledore, Bideford, EX39 1QG

Asking Price £315,000

- Stones Throw From Appledore Quay
- Modern, Newly Fitted Kitchen
- Large Rear Garden
- Close To Local Amenities
- Stunning Estuary Views
- Spacious, Well Planned Accommodation
- Bundles Of Potential
- Must See!

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Nestled in the heart of the charming village of Appledore, this delightful home on Tomouth Crescent offers an exceptional opportunity for families seeking both space and comfort in a highly sought-after location. Thoughtfully designed for modern living, the property features three generous bedrooms, providing ample room for the whole family. The lounge offers a warm and relaxing space while the contemporary kitchen/diner serves as the true heart of the home. The home features a stunning outlook over the estuary, with views enjoyed from several rooms. Just a short stroll from the village centre, you'll have easy access to local shops, cosy cafés, and renowned eateries, all set among the village's historic streets and vibrant maritime community. Number 5 is an ideal choice for those looking to embrace life in one of North Devon's most desirable locations. Don't miss the opportunity to make this wonderful property your new home.



Council Tax Band: B



Location

Nestled on the North Devon coast, Appledore is a picturesque fishing village brimming with charm and character. Its winding narrow streets are lined with colourful cottages, independent shops, and welcoming pubs, all leading down to the pretty quayside where you can watch boats drift along the estuary.

The village is well known for its strong sense of community and thriving arts scene, with regular galleries, craft shops, and events such as the annual Appledore Book Festival. For day-to-day amenities, you'll find local stores, cafés, and restaurants serving fresh seafood right on your doorstep.

Appledore also offers easy access to the wider area, with the sandy beaches of Westward Ho! just a short drive away, and the larger town of Bideford providing supermarkets, schools, and further facilities. With its blend of coastal beauty, community spirit, and convenience, Appledore makes for a truly special place to call home.

Ground Floor

Entrance Hall

Welcomes you into the home.

Lounge

A bright and inviting dual-aspect room featuring a cosy gas fire, creating a warm and welcoming space to relax.

Kitchen/Diner

The kitchen has been recently refitted with a stylish range of matching modern wall and base units, offering ample storage and a selection of integrated appliances, including an oven, microwave, gas hob with extractor, and dishwasher, along with space for additional white goods. The spacious kitchen/diner also provides plenty of room for dining and enjoys stunning views over the estuary.

First Floor

Bedroom One

A spacious double bedroom positioned at the front of the property, offering ample room for furnishings.

Bedroom Two

An additional double bedroom enjoying beautiful estuary views and a lovely outlook over the garden.

Bedroom Three

A versatile single bedroom, perfect for use as a home office, study, or hobbies room.

Shower Room

A modern three-piece suite comprising a walk-in shower, low-level WC, wash hand basin, and heated towel rail.

Outside

To the front of the property is a small patio area, with side access leading to the rear garden. The rear garden is generously sized and neatly tiered into two sections — the upper level features a low-maintenance patio area, while the lower section is laid to lawn, all enclosed by wooden fencing for added privacy.

Services

All mains services connected, gas fired central heating.

Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 51 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.



Directions

From our office on The Quay, follow the A386, passing Morrisons Supermarket on your right. Continue uphill to the Heywood Road roundabout and proceed straight across, taking the second exit onto Heywood Road, signposted 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 (Churchill Way), signposted Appledore. Follow this road, passing Torridge Pool and Appledore Football Club on your right. As the road bears right and descends the hill, take the right-hand turning onto Pitt Hill. Then take the first left onto Tomouth Road and continue up to Tomouth Crescent, where the property can be found on the left-hand side.



Viewings

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

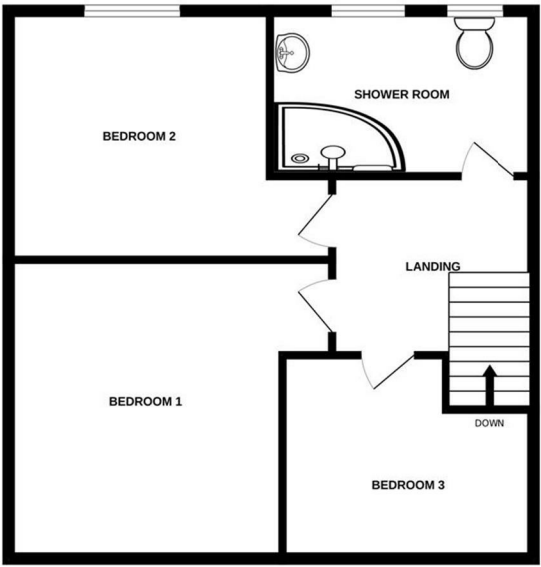
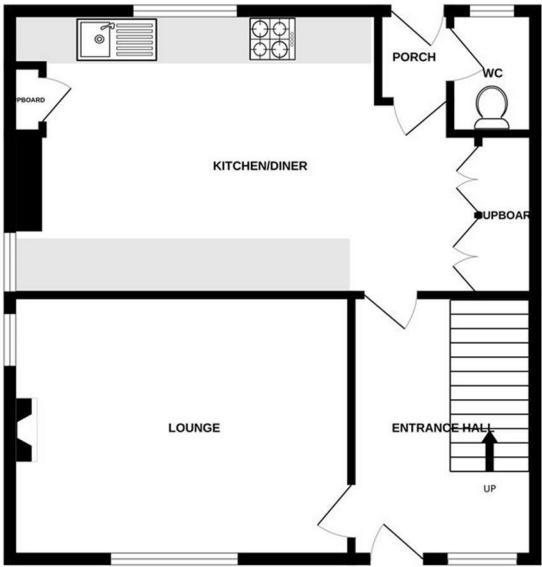
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(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

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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