



27 Staddon Road
Appledore | North Devon | EX39 1RF

JAMES FLETCHER
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Occupying a much sought-after position with views over the estuary towards Tapeley Park, this individual split-level residence offers an adaptable lifestyle opportunity in the charming fishing village of Appledore. Just a short walk from Appledore Quay, and everything the village has to offer, this modern semi-detached chalet bungalow has been much improved by the current owners. Boasting well-planned and flexible accommodation, along with low-maintenance gardens to the front and rear, off-road parking and a garage - a rare commodity in the village - this home is perfect for those seeking an easy to run home for full time occupation, or an impressive holiday retreat close to the idyllic North Devon coast.

Nestled along the estuary of the River Torridge, Appledore exudes quintessential charm with its narrow streets, colourful fishermen's cottages, and panoramic views of the rugged North Devon coastline. This picturesque village, now arguably one of North Devon's most sought-after coastal locations, is steeped in maritime heritage and boasts a rich history of shipbuilding and fishing, evident in its bustling quayside adorned with cafés, galleries, award-winning restaurants the and pedestrian ferry to Instow in the summer months. The village also holds a number of events throughout the year including the Arts & Crafts festival and internationally renowned Book Festival. Residents and visitors can simply soak in the atmosphere of this idyllic coastal retreat. With stunning coastal walks, panoramic views, and a vibrant atmosphere, Appledore is one of North Devon's choice coastal locations along with the nearby villages of Westward Ho!, with it's glorious sandy beach, and Instow, with a riverside beach, popular with families and dog walkers alike.

The port town of Bideford provides a wider range of facilities including a number of locally owned and operated shops and bistros, banks, a post office, secondary schooling and supermarket shopping. There is access to the Tarka Trail, perfect for walkers and cyclists, connecting from Torrington to Barnstaple and beyond. From here, the A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South. The A39 links up with the A361 to Tiverton, where there is a direct rail connection to London Paddington. To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

**TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE
REF: JF0919**



STEP INSIDE

Occupying a much sought-after position with views over the estuary towards Tapeley Park, this individual split-level residence offers an adaptable lifestyle opportunity in the charming fishing village of Appledore.

The inviting entrance hall welcomes you into the home, providing stairs to the first floor and opening to the open-plan kitchen/family room. The kitchen/family room is stylishly-fitted and enjoys a dual aspect, flooding the home with a wealth of natural light. The kitchen is fitted with a range of work surfaces comprising a stainless steel 1 1/2 bowl sink and drainer unit with high-gloss drawers and cupboards below and matching wall units over, built-in appliances include an oven and induction hob with extractor over, fridge/freezer and dishwasher, central island with a breakfast bar, seating area and double doors to the rear garden. The ground floor accommodation continues with 3 bedrooms, one with an ensuite comprising a shower, low-level W.C and wash basin, along with the family bathroom and a useful cloaks cupboard. The family bathroom is fitted with a 4 piece white suite comprising a bath, separate shower, low-level W.C and wash basin. In addition, there is a useful utility room with integral access to the garage.

Stairs rising to the first floor open to a generous lounge/diner with estuary views to the rear. The first floor continues with the main bedroom, a good sized double room with a walk-in wardrobe and an ensuite shower room, fitted with a shower, low-level W.C and wash basin. Also off the lounge is a further 5th bedroom, which offers flexibility and could also be utilised as a home office/media room or snug.

OUTSIDE & PARKING

The property is approached at the front by an attractive brick-paved driveway leading to the garage along with a delightful lawned front garden with attractive flower beds and borders. The rear garden offers easy maintenance with raised composite decking enjoying glimpses of the estuary and steps down to the a lower level finished with artificial grass. The garage offers useful storage and is fitted with a roller door, light and power connected and a personal door to the rear.

VIEWINGS

By appointment only with the sole selling agent.





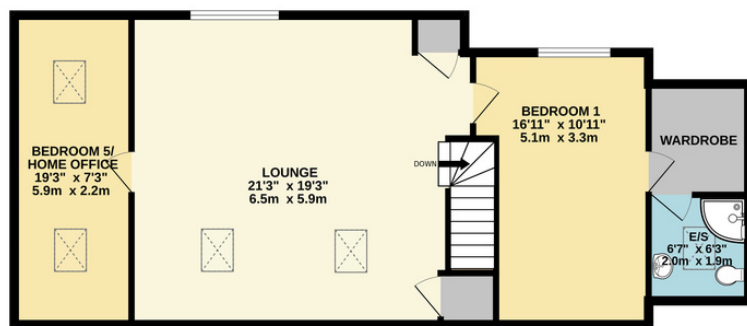


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GROUND FLOOR
994 sq.ft. (92.4 sq.m.) approx.



1ST FLOOR
815 sq.ft. (75.7 sq.m.) approx.



STADDON ROAD, APPELDRE

TOTAL FLOOR AREA : 1809 sq.ft. (168.0 sq.m.) approx.

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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Services: Mains Gas, Electricity, Water & Drainage. Gas-fired radiator central heating.

Tenure: Freehold.

EPC: C

Council Tax: Band B

Local Authority: Torridge District Council.

Sellers Position: Motivated - the sellers are actively seeking their next home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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