



**18 Pitt Avenue**

Appledore | Bideford | EX39 1PY

**JAMES FLETCHER**

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## 18 Pitt Avenue

Tucked away within this quiet cul-de-sac and just a short walk from Appledore's vibrant quayside, this cosy 2 bedroom semi-detached bungalow is perfectly placed within the village, and enjoys far reaching estuary views. The property has been well-maintained and is presented immaculately throughout, however some further modernisation is also required. There are also delightful wrap around gardens that extend at the rear. In all, this charming bungalow presents a wonderful opportunity to those seeking their first home or an easy to run property within this much sought-after position.

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 and the 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 its 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

With steps down from the road, the bungalow opens to a comfortable sitting room with an attractive gas coal effect fire with display recesses either side. The accommodation then opens to a kitchen/diner at the rear, 2 bedrooms and a well-fitted shower room. The kitchen is fitted with a range of work surfaces comprising a stainless steel sink and drainer unit with drawers and cupboards below and matching wall units over, spaces for appliances including a cooker, fridge & freezer, plumbing for a washing machine, wall-mounted gas boiler and door to outside. The shower room is fitted with a white suite comprising a shower, low-level W.C, wash basin and chrome heated towel rail.

## OUTSIDE & PARKING

The property enjoys delightful wraparound lawned gardens with attractive flower beds and borders. There is side access to the rear where there is a useful store, lawned garden and a level patio. On-road parking is available on a first come, first served basis. It is felt that there is scope to create off-road parking, subject to the necessary planning consents (buyers will need to make their own enquiries).

## VIEWINGS

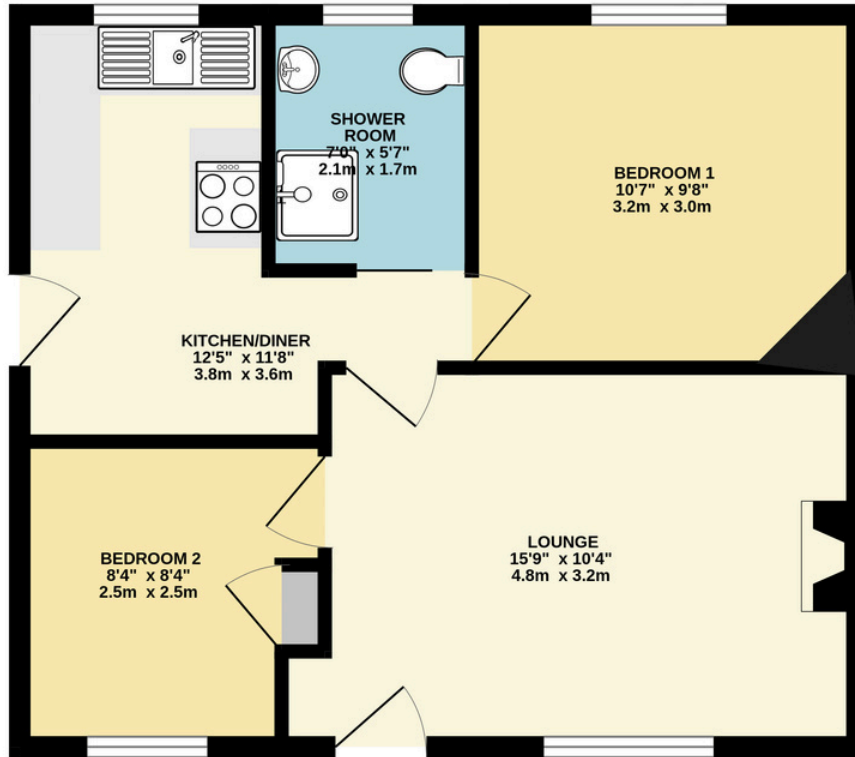
By appointment only with the sole selling agent.











PITT AVENUE, APPLIEDORE

TOTAL FLOOR AREA : 456 sq.ft. (42.4 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:** All mains connected. Gas-fired central heating..
- **EPC:** C
- **Tenure:** Freehold
- **Council Tax:** Band A
- **Local Authority:** Torridge District Council
- **Sellers Position:** No Onward Chain

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 89 B      |
| 69-80 | C             | 70 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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