



Beulah, Tomouth Road
Appledore, Bideford, Devon EX39 1QD

Price Guide £360,000

HARDING & CO
ESTATE AGENTS & VALUERS

A very spacious and extremely well-presented three-bedroom mid terrace house with far reaching and elevated views of the Appledore Estuary. The accommodation is particularly light and airy with generous sized rooms that include briefly; a lovely open plan living dining room with views and access to the garden, a large kitchen breakfast room, also with garden access, plus the three bedrooms (master with en-suite shower room) and large family bathroom (with bath and separate shower).

The property also includes excellent storage options in a form of a cellar, with power and lighting, large enough to store the awkward items such as bikes, surfboards and kayaks. The rear garden is very generous in size and has been well landscaped, occupying multiple levels that allows for lots of sunshine and some lovely spaces to relax and eat etc plus storage. The garden is made up of patio, stone chippings and is easily maintainable.

Viewings are highly recommended. A wonderful home for full-time occupancy or a home away from home by the sea.



The Village: Appledore is a quaint port and ship building village with a most picturesque quayside and narrow cobbled streets providing a range of amenities including, a mini Supermarket, Primary School, Library, places of worship, and a wide selection of Galleries and Craft Shops, together with many Pubs and Restaurants. Other nearby villages include Northam, with its Burrows Country Park offering many attractive walks, and Westward Ho! with its sandy beaches and championship Golf Course.

Parking: On street parking is available directly to the front of the house.

Services: Mains electric, water & drainage and gas central heating system.

Energy Performance Certificate: C

Council Tax Banding: B

Directions:

From Bideford Quay proceed towards Appledore taking the second exit on the A39 Roundabout. Proceed for a short distance and turn right onto Churchill Way. Follow this road until you enter start to descent into Appledore village. Turn right into Pitt Hill and then left into Tomouth Road. The property can be located on the right-hand side.





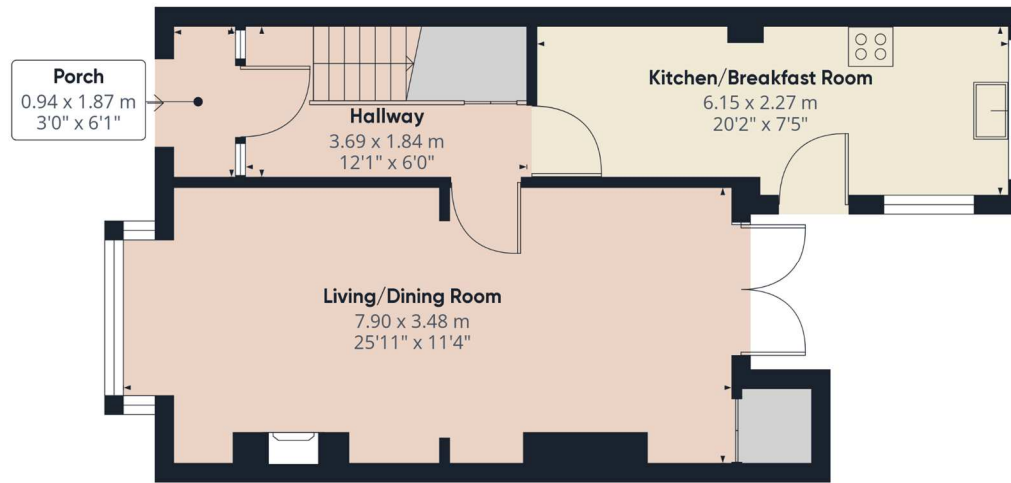
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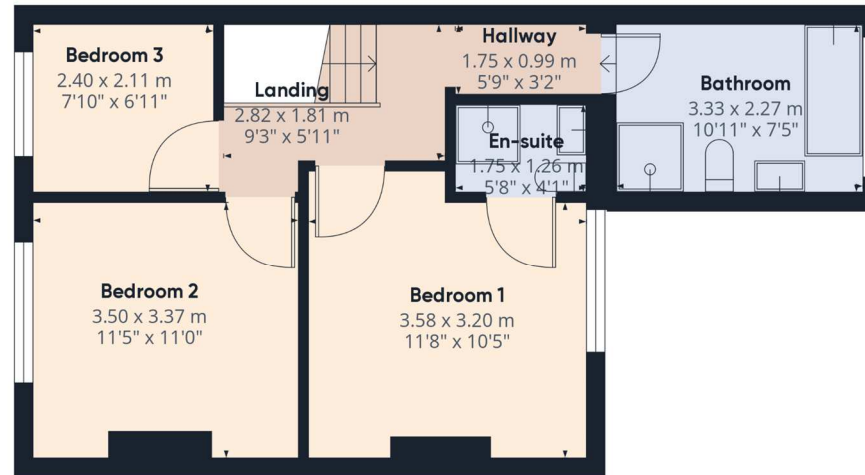
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Floor 0



Floor 1



Approximate total area⁽¹⁾

93.02 m²
1001.26 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

