



4 Tommouth Terrace
Appledore, Devon EX39 1QF

Price Guide: £295,000

HARDING & CO
ESTATE AGENTS & VALUERS

A lovely three double bedroom family home within the popular village of Appledore, situated a short stroll from the popular quayside boasting local amenities and restaurants and cafes.

The property benefits from having a spacious lounge with a bay window and central gas fire fireplace, large open plan kitchen with plenty of cupboards and work top space and useful breakfast bar area, rare three very generously proportioned bedrooms, family shower room, impressive utility extension – ideal for families and a low maintenance rear garden which houses a large shed with power connected.

Appledore is a quaint port and ship building village with the most picturesque quayside and narrow cobbled streets providing amenities including mini-Supermarket, Post Office, Primary School, Library, places of worship, a selection of Galleries and Craft Shops together with many Pubs and Restaurants. Nearby is Northam Burrows Country Park offering many attractive walks and stunning vistas, and Westward Ho! with its long sandy beaches and Golf Course. A regular bus service provides access to the port and market town of Bideford, approximately 3 miles distant.



Outside: The garden to the rear is a low maintenance, fully enclosed space with plenty of room for outside table and chairs plus there is a superb timber outbuilding that benefits from power being connected.

Services: All mains' services connected, Gas CH & Aluminium DG.

Energy Performance Certificate: D

Council Tax Banding: A

Tenure: Freehold

Directions: From Bideford Quay proceed along Kingsley Road to Heywood roundabout, take the second exit straight across signed Northam and Appledore, follow this road and turn right toward Appledore. Follow this road and down the hill into Appledore taking a right into Pitt Hill shortly after the Primary School. Take the first left into Tomouth Road and almost at the end of the road turn right towards Tomouth Terrace where number 4 will be found on the right-hand side.





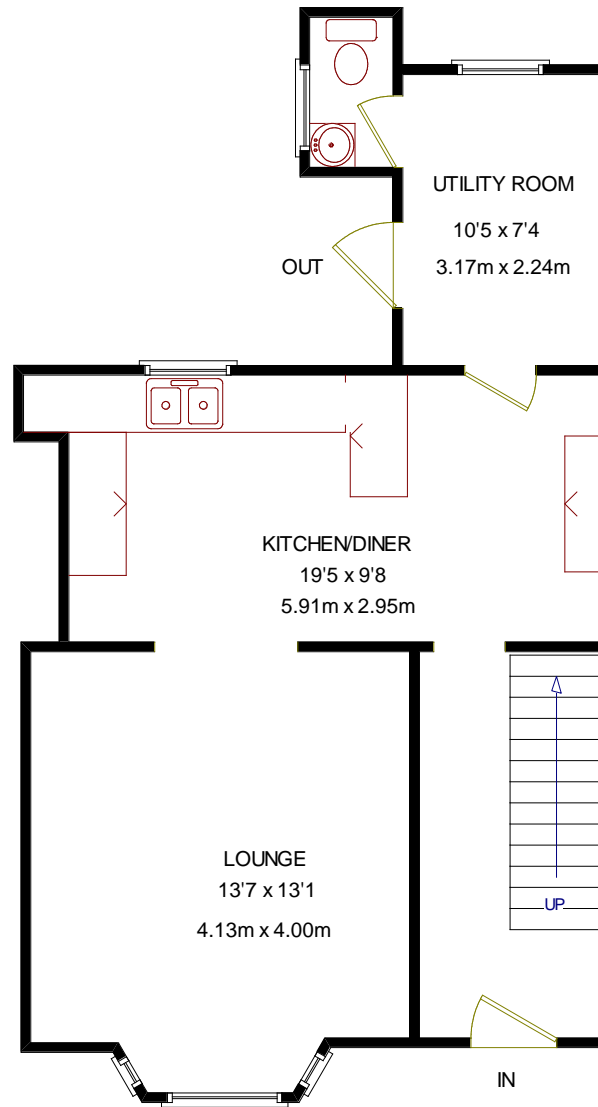
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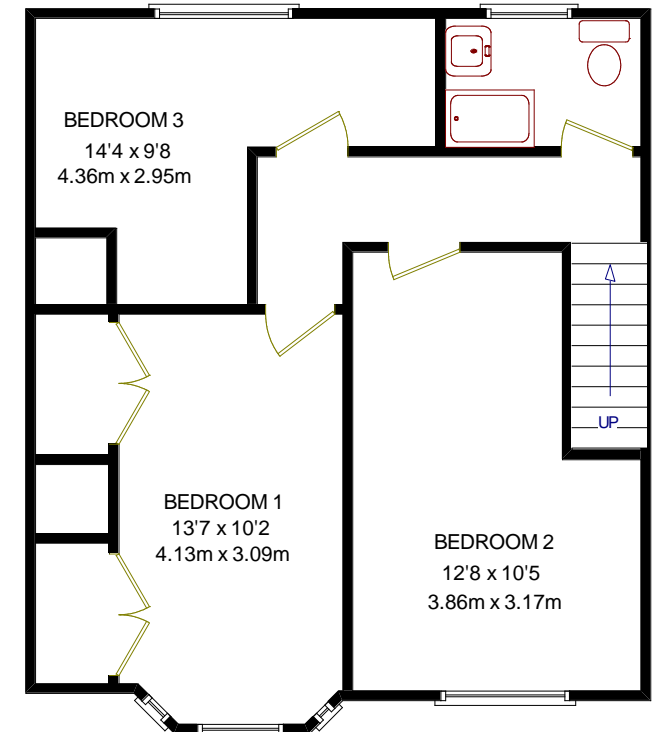
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NOT TO SCALE



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.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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