



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

Price Guide £650,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS

A beautifully presented three-bedroom detached chalet-style bungalow with far reaching and elevated views of the Appledore Estuary with large garden, garage and parking. The accommodation is particularly light and airy with generous sized rooms that consists of; a lovely living room with an attractive bay window and views to the estuary, an open plan dining room and kitchen/breakfast room with garden access, plus the three bedrooms (one with en-suite bathroom) and large ground floor shower room.

The rear garden is of particular note. It is an extremely attractive space and generous in size which has been well landscaped and designed with some super planting arrangements. The garden allows lots of sunshine and some lovely spaces to relax and eat etc plus a recently constructed timber studio with power and lighting – an excellent work-from-home/hobbies space. The garage is also accessible directly from the garden. The property also includes a small cellar, large enough to store the awkward items such as bikes, surfboards and kayaks.

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

Being sold with the possibility of no on-going chain.



**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.

**Garage/Parking:** There is a larger than average single garage with space to park in front situated at the rear of the property. The garage has power, lighting, and a remote-controlled electric roller door.

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

**Energy Performance Certificate:** TBC

**Council Tax Banding:** C

**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 is the first property on the right looking down Pitt Hill.





Invicta House, The Pill, Bideford  
Devon EX39 2PF

t: 01237 476544

f: 01237 422722

e: [bideford@hardingresidential.com](mailto:bideford@hardingresidential.com)

[www.hardingresidential.com](http://www.hardingresidential.com)



Floor 0 Building 1



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Approximate total area<sup>m</sup>

98.18 m<sup>2</sup>

1056.79 ft<sup>2</sup>

Reduced headroom

2.57 m<sup>2</sup>

27.73 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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.

GIRAFFE 360



**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.

HB95 Ravensworth 01670 713330

