

8 Scott Avenue

Price Guide: £249,950

Appledore, Bideford, Devon EX39 1RQ

HARDING & CO
ESTATE AGENTS & VALUERS

A semi-detached bungalow in a quiet cul-de-sac of residential properties on the outskirts of the village centre, in need of some updating. The property originally had 2 bedrooms, one is now used as a second living room but could be simply changed back to a 2nd bedroom if preferred. Shower room, kitchen, bright Garden Room with doors to the garden. Private rear garden and to the front a private driveway with parking for 2 cars.

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, where a wide range of national and local shopping, banking and recreational facilities can be found. The A39 North Devon Link Road provides access to the regional centre of Barnstaple.



Entrance Door to Porch

Kitchen
11’4" (3.45m) x 7’5" (2.26m)

Dining Room
11’7" (3.53m) x 10’11" (3.33m)

Living Room/Bedroom 2
12’6” (3.81m) x 11’6” (3.51m)

Bedroom 1
11’3” (3.43m) x 10’9” (3.28m)

Garden Room
17’4” (5.28m) x 4’6” (1.37m)

Shower Room
Comprising shower cubicle, hand wash basin and w.c.

Outside
The rear garden has a wealth of established plants and shrubs, paved patios and seated areas.

Services
Gas central heating, PVCu double glazing, mains water, electric and drainage.

Energy Performance Rating: D
Council Tax Band: B

Directions
From Bideford proceed along Kingsley Road to the Heywood roundabout, take the second exit straight across signed Northam and Appledore. Follow this road and turn right towards Appledore into Churchill Way, as you approach the village bear left into Staddon Rd, take the first turning right into Scott Avenue and bear round to the right where the property can be found on the right hand corner.











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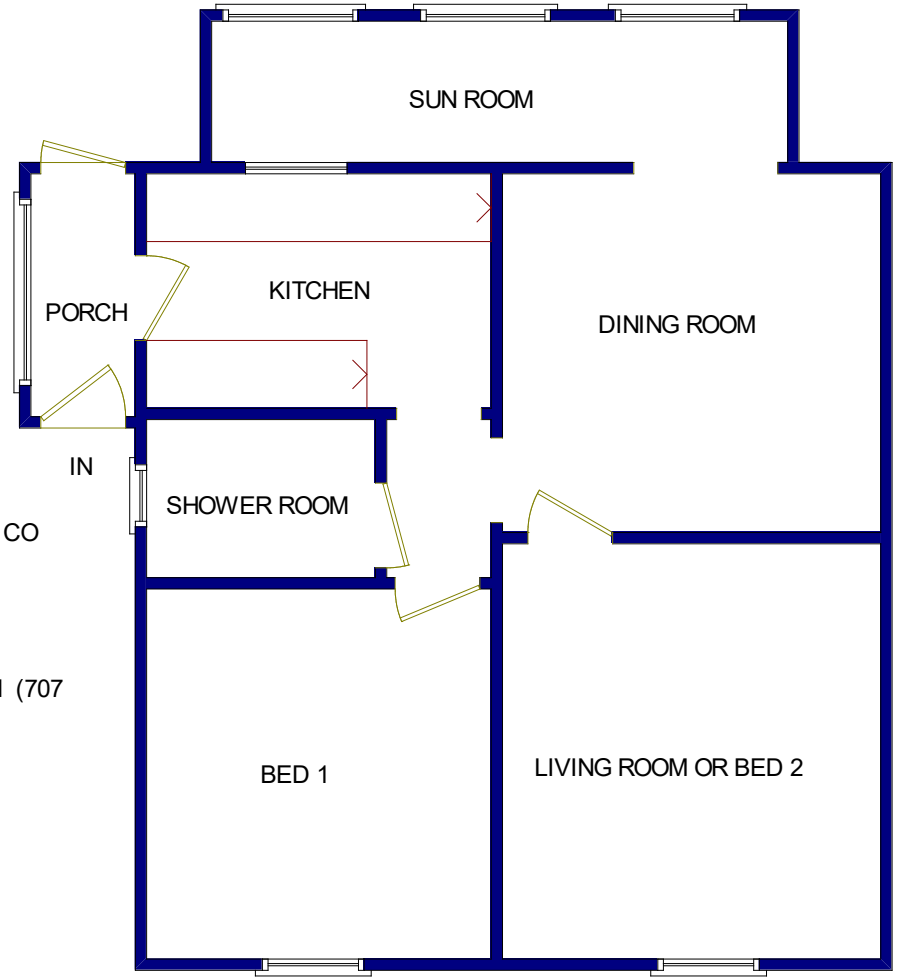

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AREA APPROX 65.7 SQ M (707 SQ FT)

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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.

