



6 Fairway

Churchill Road, Appledore, Bideford, Devon EX39 1PB

Price Guide: £645,000

HARDING & CO
ESTATE AGENTS & VALUERS

With outstanding views across Bideford Bay & the North Devon coastline - a large, detached bungalow with well-presented accommodation that briefly comprises; 4 bedrooms (1 en suite), a generous size living room and sitting area to enjoy the views, large kitchen/dining room, family bathroom and a utility wet room, all with double glazing & gas central heating. The property also offers plenty of parking with its large driveway and double car garage and shed. An attractive wrap around lawned garden, offering fantastic views across to Westward Ho! and the Burrows. A perfect coastal retreat for a permanent or holiday residency.

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 & 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! famous for its long sandy beach with pebble ridge & championship Golf Course.



- **Just under 2,000 sq ft of accommodation (including garage)**
- **Elevated panoramic coastal views from the property and the garden**
- **Four large bedrooms**
- **Generous garden and patios on all sides of the bungalow**
- **Lots of natural light**
- **Plenty of parking and double garage**
- **Edge of desirable Appledore location**

Outside

To the front of the property there is an integral double car garage and a long driveway with a shed. There is an elevated sitting area as you enter the garden from the kitchen which overlooks the burrows and sea. Within this large wrap around garden is a small courtyard with another elevated sitting area.

Services

All main services connected. Gas central heating.

Council Tax Band: D

Energy Performance Rating: C

Directions

From Bideford Quay proceed along Kingsley Road to Heywood roundabout and take the second exit straight across signed Northam and Appledore. Follow this road up the hill and turn right towards Appledore into Churchill Way. Pass the football ground and take the second turning on the left into Fairway and No. 6 can be found on the right hand side as you enter Fairway.





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A member of

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.



Approximate total area⁽¹⁾
183.6 m²
1975 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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