



15 Yeo Drive  
Appledore, Bideford, Devon EX39 1RD

Price Guide £425,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS

## A superb opportunity!!

....to purchase a well presented four bedroom/two reception semi-detached family house with glorious estuary views, situated at the end of a lovely quiet cul-de-sac within walking distance of the village amenities. The property benefits from lots of natural light, a good driveway with plenty of parking and a lovely easterly facing rear garden with a superb outlook. There is no on-going chain.

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.



## Accommodation Briefly:

**Spacious Lounge**  
**Generous Kitchen/Breakfast Room**  
**Dining Room**  
**Bedroom 1**  
**Bedroom 2**  
**Bedroom 3**  
**Bedroom 4**  
**Bathroom**  
**Ground Floor Shower Room**

**Outside:** There is plenty of outside space with number 15. The front is predominantly driveway, widened at some point to accommodate plenty of vehicles. The rear garden is generous in size and enjoys some lovely sunshine. It is mostly laid to lawn with some mature borders plus an attractive decked terrace and area for dining etc.

**Services:** All mains' services connected including full gas central heating.

**Energy Performance Rating: D**

**Council Tax Band: C**

**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 turn left into Staddon Road. Follow the road and bear round to the right where Yeo Drive is found at the bottom of the road.





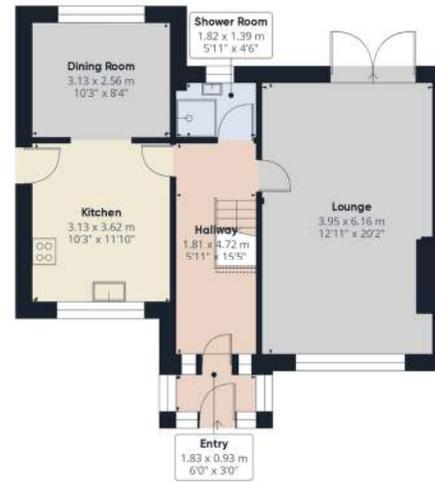
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Approximate total area<sup>(1)</sup>

108.62 m<sup>2</sup>

1169.19 ft<sup>2</sup>

Reduced headroom

0.1 m<sup>2</sup>

1.06 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

