



8 Scott Avenue  
Appledore, Bideford, Devon EX39 1RQ

Price Guide: £259,950

**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 2<sup>nd</sup> 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.





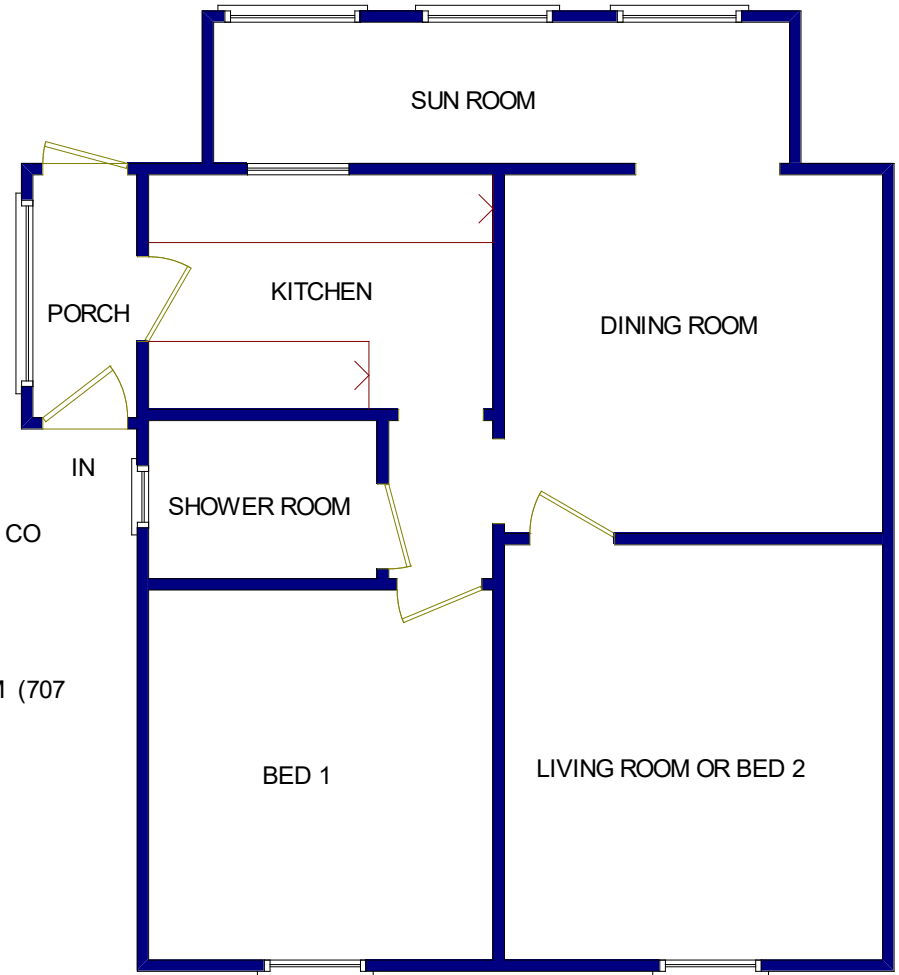
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(NOT TO SCALE)

AREA APPROX 65.7 SQ M (707  
SQ FT)



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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