



30 The Mount, Appledore, Bideford, EX39 1NZ

Asking Price £195,000

- NO CHAIN!
- Ample On Road Parking
- Integrated Kitchen Appliances
- Lounge/Diner
- Stunning Estuary Views
- Immaculately Presented
- Two Double Bedrooms
- Short Stroll To The Village

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Morris and Bott are proud to present this well appointed and easy-to-maintain two-bedroom apartment, ideally situated in the highly desirable village of Appledore. This stylish home features bright and spacious open-plan living, complemented by two generous double bedrooms, a contemporary kitchen, and a modern bathroom. Enjoy breath-taking views across the estuary, with the apartment presented in great condition throughout, ready for immediate occupation. There is also ample on-road parking available, all while being a stones throw from the village. NO CHAIN.



Council Tax Band: A



LOCATION

Perched in an enviable position, The Mount enjoys a peaceful setting within the charming and highly sought-after coastal village of Appledore, one of North Devon's most picturesque destinations. Appledore is renowned for its postcard-perfect streets, vibrant community, and rich maritime heritage. Overlooking the meeting point of the Rivers Torridge and Taw, the village offers stunning estuary views, a bustling quay, and a delightful selection of independent cafés, restaurants, and traditional pubs. The Mount itself benefits from a slightly elevated position, providing a sense of tranquillity while remaining just a short stroll from the heart of the village. Residents can enjoy scenic coastal walks, access to nearby beaches such as Westward Ho!, and a relaxed pace of life that makes this area so desirable. With excellent transport links to Barnstaple and beyond, alongside a strong sense of community and year-round appeal, The Mount in Appledore offers an exceptional blend of coastal charm, convenience, and lifestyle.

ENTRANCE HALL

Welcomes you into the home, with handy storage cupboard just inside the door, airing cupboard and large cupboard equipped with electric and space for tumble dryer.

LOUNGE/DINER

Large reception room with ample space for lounge and dining

areas. The large picture window provides stunning views across the Estuary.

KITCHEN

Modern kitchen with matching hand and eye level units, integrated electric oven, hob and extractor fan over, undercounter fridge with freezer compartment, dishwasher and washing machine. The window provides further views of the Estuary.

BEDROOM ONE

Large double bedroom with large window.

BEDROOM TWO

Further good sized bedroom, which is currently set up with a single bed.

FAMILY BATHROOM

Modern white suite comprising bath with shower over, low level WC, wash hand basin and heated towel rail.

LEASE INFORMATION

Service Charge & Ground Rent:

Leasehold: 99 years from 1973

Managements company is westward housing.

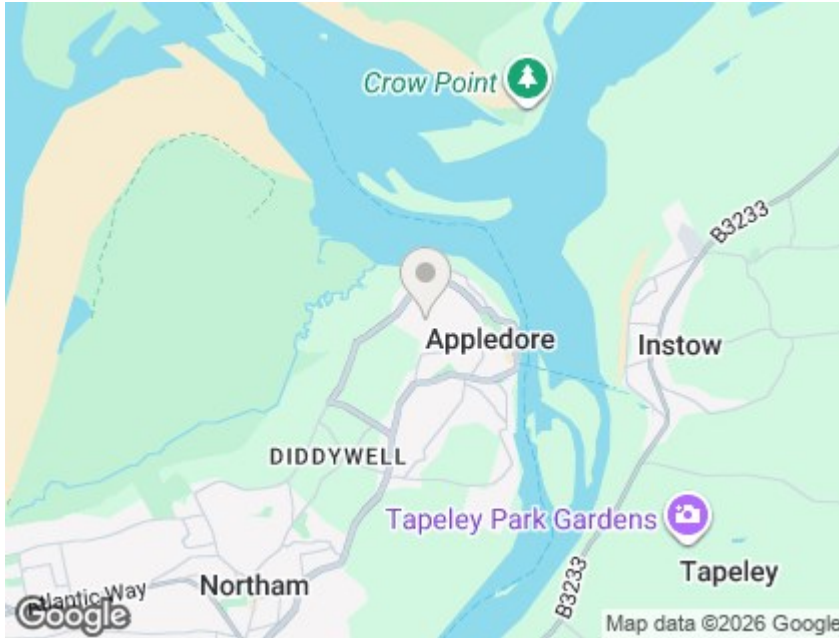
SERVICES

All mains services connected. Gas fuelled central heating.



Directions

From our office on The Quay, continue along the A386 passing Morrisons Supermarket on your right. Proceed up the hill until reaching the Heywood Road roundabout. Continue straight across, taking the second exit onto Heywood Road, signposted Appledore and Westward Ho!. Continue along this road passing the Durrant House Hotel on your right. At the next junction, turn right onto the A386 onto Churchill Way, signposted Appledore. Continue along this road passing Torridge Pool on your right hand side. Follow this road into Appledore passing Appledore FC on your right hand side and take the next left into Broad Lane. At the bottom turn right into Torridge Road and continue for some distance to Appledore. Take the second right into Western Avenue and Continue up the hill to The Mount where the road bears around to the left. The property will be found elevated on the right hand side with access to the rear.



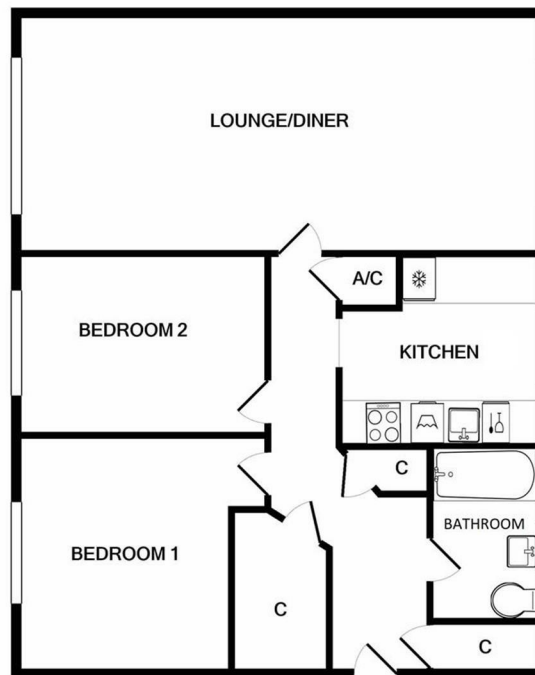
Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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