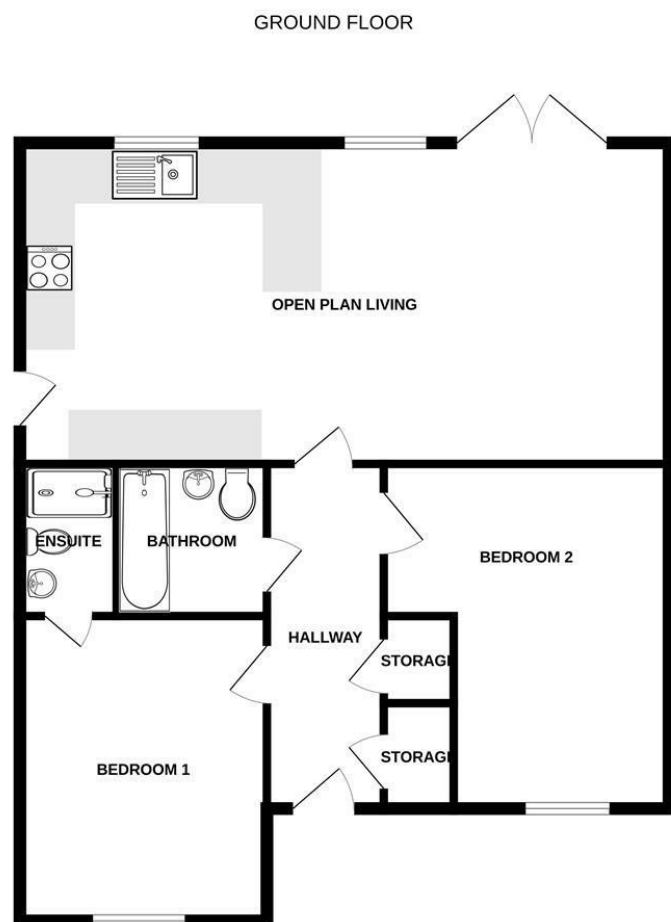




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metropix ©2020



2 Bed Bungalow - Detached

12 Pen Stour Lane, Appledore, Bideford, EX39 1GH

Guide Price

£340,000

- Modern Open Plan Living
- Popular Village Location - Appledore
- 2 Parking Spaces 1 Garage
- No Onward Chain
- MUST BE VIEWED!

Directions

Looking to sell? Let us
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for free!

Call 01237 879797

or email bideford@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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Room list:

Hallway

Open Plan Kitchen/Lounge/Diner
5.33 x 4.06

Bedroom One
3.66 x 3.05

Ensuite
1.76 x 1.42

Bedroom Two
4.39 x 3.20

Bathroom
1.78 x 1.52

Garage

Overview

A superb opportunity to acquire a beautifully presented detached bungalow, constructed approximately one year ago and offering stylish, energy-efficient accommodation throughout. Occupying a quiet position within the highly sought-after coastal village of Appledore, the property benefits from a south-facing garden, garage, allocated parking and an impressive EPC Rating of A, making it an ideal home for those seeking modern, low-maintenance living.

The accommodation is centred around a spacious open-plan kitchen, dining and living room, creating a light and sociable living space with patio doors opening directly onto the south-facing rear garden. The contemporary kitchen is fitted with a range of modern units complemented by integrated appliances and ample work surface space. There are two well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite shower room, whilst the second bedroom is served by a stylish family bathroom fitted with a modern three-piece suite. Finished in neutral tones throughout, the property enjoys an abundance of natural light, creating a bright and welcoming atmosphere.

Outside, the enclosed south-facing rear garden has been designed for ease of maintenance, incorporating an attractive lawn and patio seating area, ideal for entertaining or enjoying the sunshine. To the rear of the property is a single garage together with two allocated parking spaces.

Services: Mains electricity, water and drainage. Gas-fired central heating. Solar photovoltaic panels. Electric vehicle charging point.

Services

Type your text here

Council Tax band

EPC Rating

Tenure

Freehold

Viewings

Strictly by appointment with the
Phillips, Smith & Dunn Bideford
branch on
01237 879797



Outside

The property is situated within close walking distance of the ever-popular fishing village of Appledore which provides an excellent range of local amenities including independent shops, cafés, restaurants, public houses and a primary school. The village is renowned for its picturesque quayside, narrow cobbled streets and strong maritime heritage, whilst the nearby sandy beach at Westward Ho! and the South West Coast Path offer superb opportunities for walking and a variety of outdoor pursuits.

Also nearby is the village of Northam which features a great selection of amenities: a post office, mini supermarket, library, health and dental centres, primary school, pubs, and restaurants.

Approximately 3 miles away is the port and market town of Bideford which provides a wider range of amenities, including independent shops, art galleries, cafés and bistros, as well as a traditional pannier market. From Bideford there is quick access to the Tarka Trail, popular with runners and cyclists, along with good transport links to Barnstaple, the regional centre, which offers High Street shopping, a rail link to Exeter and a convenient route to Tiverton and the M5 motorway via the North Devon Link Road.