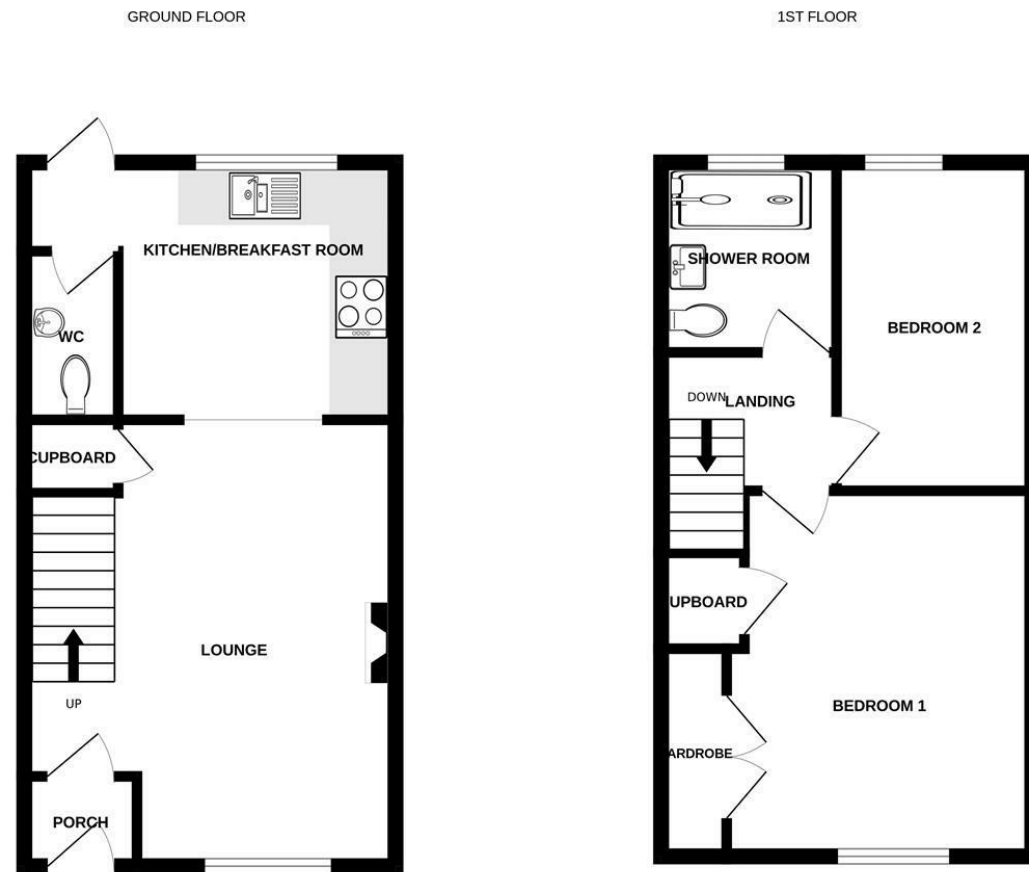




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Appledore, Bideford, Devon EX39 1QR

Offers Over

£260,000

- Heart of Appledore village
- No onward chain
- Spacious lounge
- Over-55s accommodation
- Ground-floor cloakroom
- Peaceful, tucked away location
- Charming two-bedroom house
- Modern shower room

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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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Our company registration number is 04753854 and we are registered in England and Wales.



Room list:

Ground Floor

Entrance Porch

Lounge

5.04 x 4.21 (16'6" x 13'9")

Kitchen/Breakfast Room

3.11 x 2.84 (10'2" x 9'3")

Cloakroom/WC

First Floor

Bedroom One

4.34 x 3.45 (14'2" x 11'3")

Bedroom Two

3.72 x 2.31 (12'2" x 7'6")

Shower Room

The accommodation is entered through a useful porch, which opens directly into a generous and welcoming lounge featuring a fireplace and stairs rising to the first floor. Double doors connect the lounge with the kitchen/breakfast room, creating a sociable yet clearly defined living space. The recently upgraded kitchen is fitted with a stylish range of modern units and complementary work surfaces, with space for a dining table and a door providing access outside. A ground-floor cloakroom and useful storage cupboard complete this level.

On the first floor, the landing leads to two well-proportioned bedrooms and a recently upgraded shower room fitted with a large shower enclosure and contemporary suite. The principal bedroom benefits from built-in wardrobes, while bedroom two enjoys lovely views towards the estuary. An additional landing cupboard provides further practical storage.

Outside, the property enjoys attractive and manageable garden areas. The front is arranged with gravel and colourful established planting, while the enclosed courtyard to the rear provides a pleasant setting for pots, seating and outdoor relaxation.

Agent's Note: We are advised that an annual fee of £250 is payable towards the general maintenance and upkeep of the communal areas within the mews, which is privately maintained. This fee is payable to Welden Property Management Ltd.

Services

All mains services connected

Council Tax band

B

EPC Rating

C

Tenure

Freehold

Viewings

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



Situation

Appletree Mews occupies a convenient position in the heart of Appledore, a highly regarded fishing village on the North Devon coast. Renowned for its colourful streets, maritime character and attractive quayside, the village offers an excellent selection of independent shops, cafés, galleries and welcoming pubs.

Scenic walks can be enjoyed beside the estuary and along the South West Coast Path, while the nearby village of Northam and the wider town of Bideford provide further shopping and everyday amenities. The sandy beach, dunes and championship golf course at Westward Ho! are also within easy reach, making Appledore an appealing setting for relaxed coastal living.

