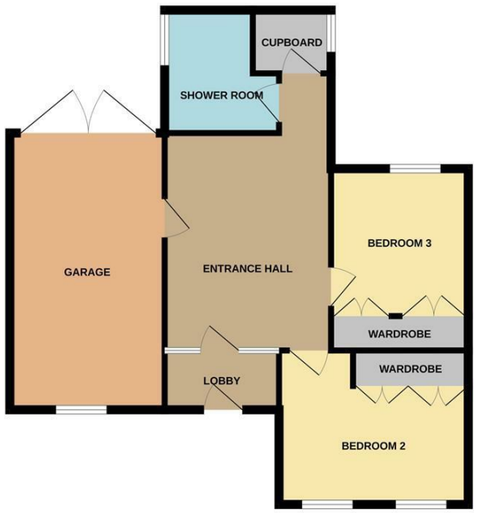
PhillipsSmith&Dunn
Buy. Sell. Let.
We value your property

GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



FIRST FLOOR
706 sq.ft. (65.6 sq.m.) approx.

TOTAL FLOOR AREA : 1384 sq.ft. (128.6 sq.m.) approx.

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.
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Directions

From Bideford quay front depart in an easterly direction as though out of the town, continuing to Heywood Road Roundabout, being a junction with the A39. Here proceed straight across, passing the Durrant House Hotel on your right, and shortly thereafter turn right onto the A386 signed Appledore. Proceed into the village and onto the quay front, passing Johns on your left, where the subject property is just a few doors along, identified by a for sale board.

Looking to sell? Let us value your property for free!

Call 01237 879797

or email bideford@phillipsland.com

Totally Unique Coastal House

Buoys The Quay, Appledore, Bideford, EX39 1QS

Offers In Excess Of

£900,000

- Unsurpassed Coastal Location!!
- Immaculately Presented
- Gas Radiator Central Heating
- Panoramic River Views
- 3 Bedrooms
- Garage and Parking
- Detached House
- Double Glazing
- No Onward Sales Chain!!

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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Overview

PROBABLY THE ONLY MODERN DETACHED HOUSE ON APPLEDORE QUAY FRONT WITH GARAGE AND PARKING!!!! Such a rare opportunity, in such a highly sought after location, is the availability of Buoys - an immaculately presented double glazed and gas centrally heated modern 2 storey 3 bedroomed house, enjoying reverse level accommodation, with 180 degree panoramic views up and down the River Torridge, and across the river to the estuary village of Instow, which can also be accessed by the Appledore Ferry. Only can this property be fully appreciated by means of an internal inspection, to devour the accommodation on offer. Available to the market with no onward sales chain, an early viewing is highly recommended to avoid disappointment!!

Briefly the accommodation comprises of entrance porch and lobby giving access to the entrance hall, with a useful walk in store cupboard, access to the integral garage/utility, and a staircase to the first floor. On the ground floor are 2 double bedrooms, and a shower room with a 3 piece suite. On the first floor is a magnificent dual aspect 'through' living room, with a vaulted ceiling, brick faced fireplace and panoramic river views, along with a kitchen/diner with a number of integral appliances, where there is a seating area and access to the balcony, from where you can sit and 'watch the world go by', and enjoy the various the watercraft on the River Torridge. Additionally on this floor is the Master Bedroom with a range of fitted wardrobes, and another luxurious shower room, again with a 3 piece suite, and access to an airing cupboard.

Services

All mains services available

Council Tax band - Band C

EPC Rating

D

Tenure

Freehold

Viewings

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

Outside

A total rarity in this location is an off road parking area for 2 vehicles, which provides access to the garage/utility 18'10" x 10' with a feature porthole window, power and lighting, space and plumbing for a washing machine, and a quarry tiled floor. To the rear is an enclosed brick paved garden, accessed via a wooden entrance gate from the parking area, and being ideal for tubs, planters etc.

Appledore is a former fishing village, situated on the banks of the River Torridge, and is well regarded for its quaint narrow streets, and former Fishermans cottages. Appledore itself houses a good selection of local amenities including a range of shops, various eateries and pubs, Appledore Shipbuilders, schooling and places of worship, most of which are located just a few steps away from Buoys. Nearby is the working port and town of Bideford, housing a wider range of facilities, Westward Ho!, a popular coastal resort with its long sandy Blue Flag beach and pebble ridge is just a few minutes away by car. Barnstaple, North Devons Regional Centre housing the areas main shopping, business and commercial venues is approximately 30 minutes driving distance away along the A39.

Room list:

Entrance Porch

Entrance Lobby

Entrance Hall

Bedroom 2
3.73m x 3.05m maximum (12'3" x 10' maximum)

Bedroom 3
2.90m x 2.74m (9'6" x 9')

Ground Floor Shower Room

Living Room
6.71m x 3.73m (22' x 12'3")

Kitchen
5.41m maximum x (17'9" maximum x)

Master Bedroom
4.19m x 3.05m (13'9 x 10')

First Floor Shower Room

Integral Garage/Utilty
5.74m x 3.05m (18'10" x 10')