



6 Staddon Road, Appledore, Devon, EX39 1RB
Guide Price £599,950



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A chance to acquire this substantial 4/5 bed (2 En-suite) detached house with double garage and parking for several vehicles. The property boasts modern, spacious open plan living accommodation to the first floor, master en-suite and access to the large balcony enjoying partial views across the village and estuary. The house also benefits from having gas central heating, uPVC double glazing, modern kitchen with integrated appliances and modern bathrooms. The property has been successfully holiday let with bookings throughout the year. This property would make a wonderful family home or second home/holiday let investment. Viewing Strongly recommended. No Onward Chain.

- 4/5 Bed Detached House (2 En-suite)
- Double Garage & Ample Parking
- Partial Views Across Appledore & Estuary
- Stylish Open Plan Living Accommodation
- Modern Kitchen & Bathrooms
- Attractive, Mature Rear Garden
- Balcony
- Gas Central Heating & uPVC Double Glazing
- Successful Holiday Let
- No Onward Chain

General Services: Electric, Water and Gas
Tenure: Freehold
Council Tax: Band F





Situation

The property is situated on Staddon Road and occupies an enviable position being tucked away through a gated entrance. The property is within a short distance of Appledore village taking full advantage of the local amenities such as cafes, shops, restaurants and pubs.

The Property

A stunning 4/5 bed detached house with double garage and ample parking, enjoying partial views over Appledore village and down to the estuary. The property boasts stylish and modern open plan living accommodation with access to the large balcony and master bedroom with en-suite bathroom to the first floor. On the ground floor are a further 3 bedrooms (one en-suite) a large double aspect sunroom, family bathroom and w/c cloakroom. Access to the mature and beautifully maintained rear garden with gravelled pathways and railway sleeper borders. The garden is enclosed with a range of mature tree and shrub borders and fencing.

Accommodation

Approximate measurements can be found on the attached floorplan.

Ground floor

Part Glazed UPVC Front Door: into entrance hall. Doors leading to bedrooms and bathrooms, useful storage cupboard housing the electric meter and fuse box, pine wooden flooring, airing cupboard housing the boiler, door to rear garden and stairs rising to first floor.

Bedroom 2: A large double bedroom with built-in wardrobes and an en-suite bathroom that comprises a white panelled bath with chrome shower over, low flush WC, pedestal wash hand basin with chrome taps, tiled walls and a tiled floor. The bedroom also has access through uPVC double doors into the **sun room**, which is a large bright double aspect room with uPVC floor to ceiling windows and double doors to the front, as well as tiled flooring and stainless steel downlighters. This room is currently being used as a bedroom. This room also has





water and gas facilities which offers scope for dual occupancy.

Bedroom 3: A lovely bright double bedroom with uPVC double glazed windows looking across the attractive and beautifully maintained rear garden, built-in wardrobes, TV point and radiator.

Bedroom 4: A good size double bedroom with uPVC to the front overlooking the gravelled driveway.

Shower Room: Comprises a modern white suite, low flush WC, pedestal wash hand basin with chrome taps, large shower unit, part tiled walls and floors and a heated towel ladder.

First Floor Living Area: A stylish modern open plan living space with wooden flooring to the living area, kitchen area and dining area. The living area also has floor to ceiling uPVC double glazed windows, a feature fireplace and stainless steel downlighters. UPVC double glazed French doors lead onto a balcony that enjoys attractive views across the estuary and nearby countryside.

Kitchen Area: Has a good range of wood fronted base and eye-level units, roll edge work surfaces, integrated double oven and gas hob with extractor hood over, dishwasher and a sink with mixer taps. The kitchen area overlooks the balcony and enjoys partial views over the estuary and nearby countryside.

Dining Area: Has access to the balcony through uPVC double glazed doors, stainless steel downlighters and access to the loft. There is also a cloakroom WC that comprises a low flush WC, pedestal wash hand basin with chrome taps and tiled flooring.

Master Bedroom: A large double aspect double bedroom with views across the attractive and well-maintained rear garden, vaulted ceilings with exposed beams. A door leads to en-suite bathroom that comprises a panelled bath with chrome taps with shower over, his and her sink with chrome mixer taps, low flush WC, tiled walls and floors and a white heated towel ladder.

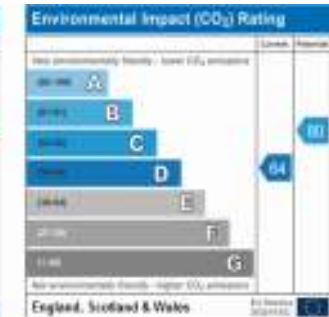
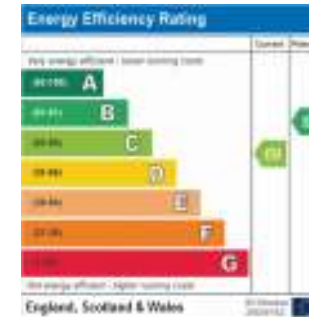
Outside: To the front is a gated entrance leading to a gravelled driveway with ample parking for several vehicles, **Double Garage** hard standing for shed or bin area. Steps give

side access to the attractive and beautifully maintained rear garden that is bordered by mature shrubs, trees and flowers. A gravelled pathway leads to a sheltered seating area with outside power sockets and railway sleeper borders.

Directions: From Bideford Quay proceed past Morrisons Supermarket on your right. Upon reaching Heyward Roundabout take the second exit towards Westward Ho! Turn right signposted Appledore and proceed along this road. Take the left hand turn signposted Staddon Road just before entering the village. Continue along Staddon Road approximately half way along the property will be found on the left hand side through a gated entrance.







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