

4 Odun Terrace, Appledore

Offers In Excess Of £325,000

 3 Bedrooms

 2 Bathrooms

 EPC TBC

- Completely Refurbished
- Three Good Sized Bedrooms
- Estuary Glimpses
- No Onward Chain
- Ready November 2020
- Two Bathrooms
- Enclosed Private Garden
- Sought After Village Location
- Stylishly Presented
- Holiday Let Potential

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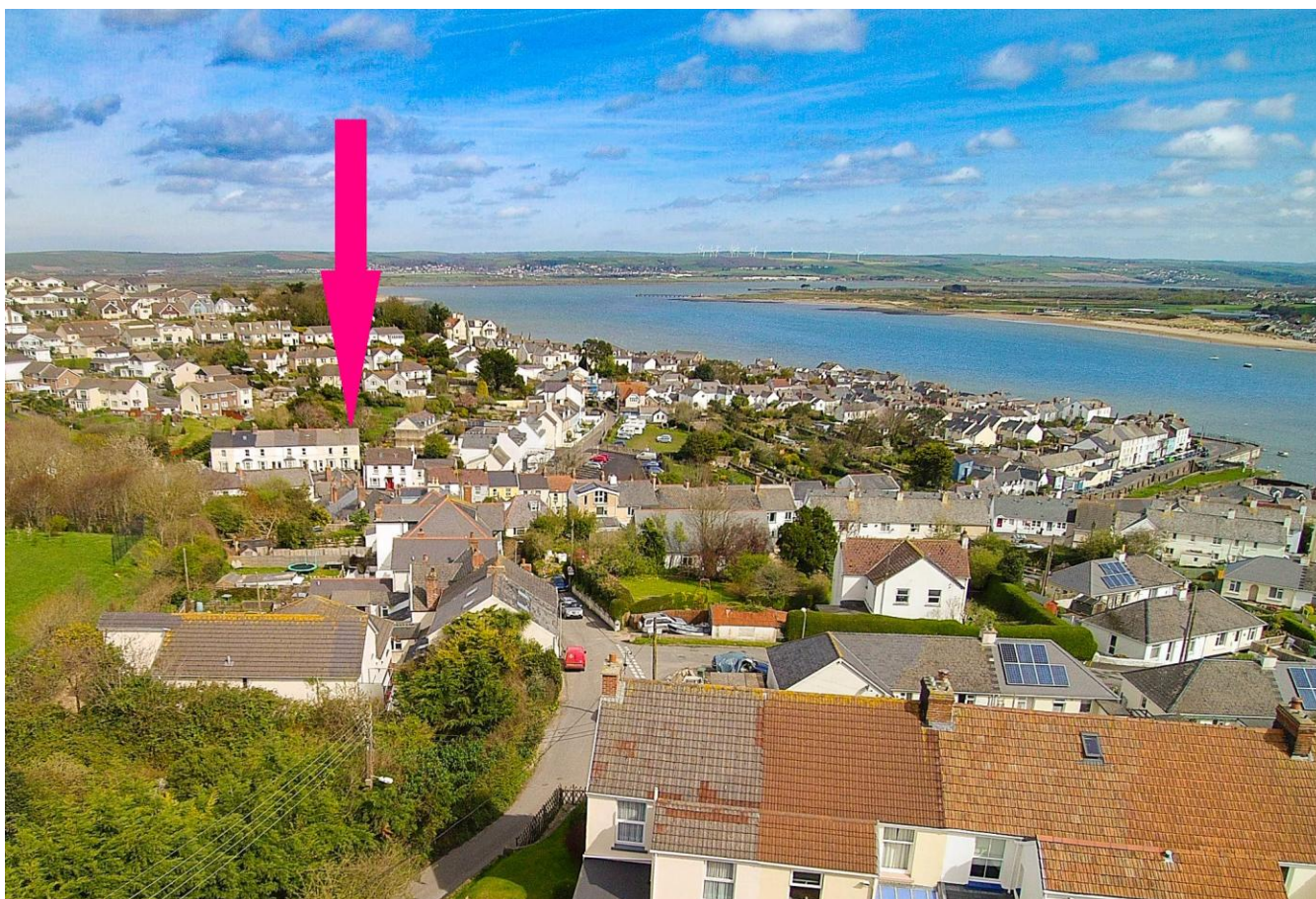
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4 Odun Terrace,

Appledore, EX39 1PQ

Morris and Bott are delighted to offer this completely refurbished, end of terrace home just a short stroll from Appledore's popular quayside. This stylishly presented home offers three good sized bedrooms and two bathrooms arranged over three floors. It also includes a modern kitchen/diner ideal for entertaining and a cosy lounge with a bay window perfect for relaxing. We feel this home would appeal to those looking as either a main residence or would make an excellent holiday let or buy to let investment. Early internal viewing is highly recommended to avoid disappointment.



ENTRANCE HALLWAY Welcomes you into the property.

LIVING ROOM 10' 1" x 9' 7" (3.08m x 2.94m)

This cosy room with a large bay window is the perfect place to relax and unwind. With feature fireplace.

KITCHEN/DINER 15' 1" x 12' 10" (4.60m x 3.93m)

This modern style kitchen/diner is a perfect place to entertain. Its been fitted with a range of matching floor and eye level units with integrated appliances and has underfloor heating.

UTILITY ROOM 8' 2" x 3' 11" (2.49m x 1.20m)

This useful area provides space and plumbing for a washing machine and tumble dryer along with access to the garden.

BATHROOM 7' 8" x 6' 4" (2.34m x 1.95m)

Fitted with a modern white suite comprising of a bath, low level WC and wash hand basin.

FIRST FLOOR

BEDROOM ONE 11' 8" x 10' 2" (3.58m x 3.12m)

A generous sized double bedroom.

SHOWER ROOM 10' 2" x 3' 10" (3.11m x 1.18m)

Fitted with a white suite shower cubicle, a low level WC, heated towel rail and wash hand basin.

BEDROOM THREE 9' 2" x 7' 9" (2.80m x 2.38m)

A light, spacious single room with a large window enjoying a delightful view out over the garden.

SECOND FLOOR

BEDROOM TWO 16' 10" x 11' 9" (5.15m x 3.59m)

This bright two part bedroom has been equipped with dormer window and two Velux windows that allow the light to flood the room and open out the wonderful views out across the village.

OUTSIDE This home benefits from a large private enclosed garden with lawn and mature shrubs. Handy lockable storage shed.

VIEWINGS Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.

HOLIDAY LETTING This home offers great potential as a holiday let, and award winning agents Holidaycottages.co.uk have put together information on how the property would perform, should potential buyers wish to holiday let. For information on the potential income the cottage could generate contact the Morris and Bott team to find out more.

PARKING Please note that whilst parking isn't available with the home, on road parking is usually available in close proximity to the property. Just a short walk from the property are two council run car parks on Odun Road, where tourist or visitors permits can be obtained.





Energy performance certificate (EPC)

To Be Confirmed

Tenure: Freehold

Local Authority: Torridge District Council, Riverbank House, Bideford, EX39 2QG. Tel: 01237 428700.

Council Tax: To Follow.

Services: All Mains Services Connected

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. Bear round to the right and descend the hill, and Odun Terrace is the first terrace of homes on your left hand side approximately half way down the hill and just prior to the turning into Odun Road, directly opposite the Bus stop.

IMPORTANT NOTICE - In accordance with the Property Misdescription Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the service, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, services charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. EPCs can be viewed in full via morrissandbott.co.uk, as and when they are made available by the property owner.

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