

61 The Mount, Appledore

£140,000

 2 Bedrooms

 1 Shower Room

 EPC 75

- Panoramic Estuary Views
- Kitchen/Breakfast Room
- Residents Parking
- No Onward Chain
- Manageable 1st Floor Flat
- Comfortable Lounge
- Ideal First Home/Buy to Let
- Well-Planned Accommodation
- Shower Room & Separate Cloakroom
- Short Walk to Appledore Quay

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61 The Mount, Appledore

Bideford EX39 1NZ

This well-planned 2-bedroom 1st floor flat boasts tremendous panoramic views of the estuary and offers spacious accommodation along with off-road residents parking nearby. The property requires some cosmetic improvement throughout and presents a wonderful opportunity to those seeking their first home, a manageable property to downsize or a sound buy to let investment. The property occupies a convenient location being just a short walk from Appledore's delightful Quayside and is offered for sale with no onward chain.

The quaint fishing village of Appledore with its maze of cobbled streets and picture postcard cottages is famed for its regular arts and crafts festivals and caters well for its residents offering a convenient village shop, a variety of independent stores and a plethora of restaurants and bistros. The nearby village of Westward Ho! boasts a glorious 2 mile stretch of golden sand blue-flagged beach which is a favourite with surfers, families and bathers alike. Barnstaple, the regional centre, is connected by a regular bus services and offers High St shopping, a rail link to Exeter in the South and a convenient route to the M5 motorway via the North Dev on Link Road.



ENTRANCE HALL

This inviting space welcomes you into the property and provides a useful cloaks cupboard and additional storage for outdoor equipment.

LOUNGE/DINER 19' 0" x 10' 10" (5.80m x 3.32m)

A spacious dual aspect room boasting tremendous panoramic views of the estuary.

KITCHEN/BREAKFAST ROOM 10' 10" x 9' 4" (3.32m x 2.85m)

Fitted with a range of work surfaces comprising a stainless steel 1 1/2 bowl sink and drainer unit with cupboards below and matching wall-units over, space for appliances including cooker, fridge/freezer, plumbing for a washing machine and space for a tumble dryer.

BEDROOM ONE 12' 5" x 11' 6" (3.79m x 3.51m)

A good sized double bedroom enjoying the estuary view.

BEDROOM TWO 13' 1" x 8' 10" (3.99m x 2.70m)

A further double bedroom enjoying the estuary view.

SHOWER ROOM

Fitted with a white suite comprising a shower and wash hand basin.

CLOAKROOM

Fitted with a low-level W.C.

OUTSIDE

Outside the front door is a handy storage cupboard for recycling and waste bins. There are some communal grounds and residents off-road parking on a first come, first served basis.

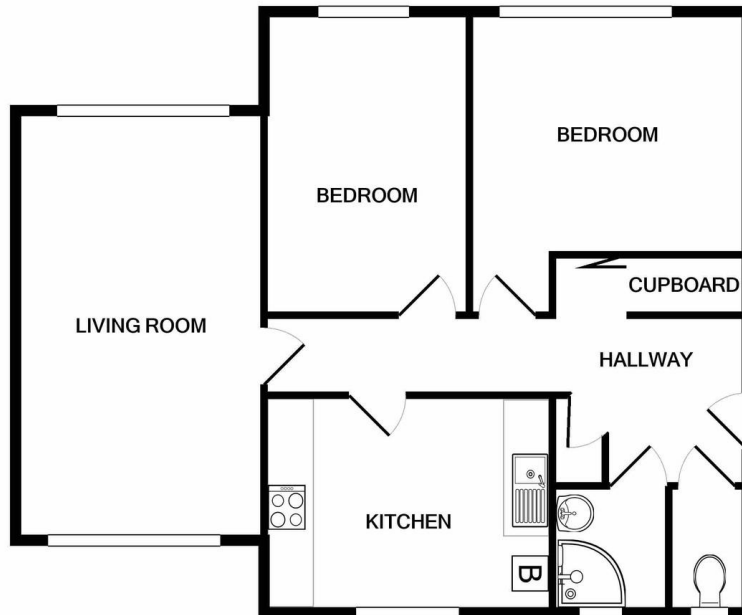
LEASE DETAILS

The property is sold with the remaining balance of a 125 year lease from 1988. Service Charge approximately £286.62pa inclusive of ground rent and buildings insurance.

VIEWING

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





THE MOUNT, APPLEDORE BIDEFORD, EX39 1NZ

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy performance certificate (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

SERVICES - All mains connected - gas fired radiator central heating.

TENURE – Leasehold.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY – Torridge District Council.

DIRECTIONS

From Appledore Quay, head North out of the village to Torridge Road. Continue without deviation and take the first left into Western Avenue. Continue up the hill to The Mount where the road bears around to the left. The property will be found at the top of the road on the left hand side.

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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