



## 2 Mariners Way, Appledore, Bideford, EX39 1RA

Asking Price £712,950

- VIDEO TOUR NOW ONLINE
- A Short Walk to Appledore Quayside
- Modern Spacious Accommodation
- Enclosed Private Garden
- Garage and Ample Off Road Parking
- Sought After Residential Area
- South Facing Aspect
- Stylishly Presented Throughout
- Sea/Estuary Glimpses
- Quiet Cul-De-Sac Location



## 2 Mariners Way, Bideford EX39 1RA

Nestled in the tranquil Mariners Way, Appledore, this charming detached bungalow offers a perfect blend of comfort and style. With four well-proportioned bedrooms and three well-appointed bathrooms, this property is ideal for families or those seeking ample space for guests. Built in the 1980's, the bungalow has been thoughtfully updated to provide a modern living experience while retaining its classic appeal. The property boasts a stylish presentation throughout, ensuring that every corner feels inviting and warm. The south-facing accommodation allows for an abundance of natural light, creating a bright and airy atmosphere that enhances the overall charm of the home. One of the standout features of this bungalow is the generous parking space, accommodating up to four vehicles, which is a rare find in such a peaceful location. Residents can enjoy the serenity of the area while being just a short walk away from the vibrant village of Appledore, where local shops, cafes, and the picturesque waterfront await. The property offers delightful glimpses of the sea and estuary, providing a constant reminder of the beautiful coastal surroundings. This bungalow is not just a home; it is a lifestyle choice, perfect for those who appreciate the beauty of nature and the convenience of village life.



Council Tax Band: E



## Entrance Hall

Welcomes you into the home.

## Kitchen

11'5" x 9'8"

The kitchen has been well fitted with a range of matching hand and eye level units including a range of built in appliances such as a large Rangemaster with hob and extractor over, built in dishwasher, microwave and room for a large American style fridge/freezer. There is ample eye level and under counter kitchen units. The kitchen area is an extension to the original build and enjoys vaulted ceilings with Velux roof lights that flood the room with natural light.

## Open Plan Dining Area/Family Area

19'9" x 13'4"

Set just off the kitchen the dining/snug area benefits from a delightful south facing dual aspect flooding the room with light and sliding doors seamlessly lead out onto the raised decked area.

## Lounge

21'1" x 18'2" (narrowing to 8'8")

The lounge also benefits from a south facing aspect. This light and spacious room is filled with natural light and also offers patio door access onto the decked area. There is also a cosy log burner for those cold winter nights.

## Utility

7'5" x 4'5"

A handy utility space with additional worktop space, storage and plumbing for white goods.

## Bedroom 1

13'10" x 10'4"

A spacious double bedroom with south facing aspect overlooking the rear garden and leading into the dressing room and private ensuite shower room.

## Dressing Room & Ensuite

Providing ample built in storage and room for dressing, leading into the modern three piece shower room suite.

## Bedroom 2

10'4" x 10'0"

A generously sized double bedroom with its own ensuite shower room, located to the front of the home.

## Ensuite

6'9" x 2'9"

## Bedroom 3

10'9" x 10'4"

Ideal as a spare bedroom or home office this well

proportioned double bedroom is found at the rear of the home, and benefits from access out onto the south facing decked area.

## Bedroom 4

8'9" x 6'5"

A further well proportioned single room that is currently being utilised as a home office.

## Bathroom

7'6" x 5'6"

This white bathroom suite comprises of a bath with shower over, wash hand basin, low level WC and vanity units.

## Outside

Occupying a tucked away situation on the cul-de-sac, the front of the home is approached via an attractive low maintenance lawn lined sweeping driveway, that brings you down to the property, with ample off road parking. There is handy side access into the rear enclosed garden. The rear garden benefits from a south facing aspect and offers a decked area that is reached directly from the property, perfect for entertaining. Steps lead down to the garden, that is primarily laid to lawn with a paved patio area and greenhouse.

## Garage

18'11" x 12'6" (narrowing to 9'9")

Fitted with an electric remote accessed roller door and equipped with electric and light.

## Services

All mains services connected. Gas fired central heating.

Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 1000 Mbps.







## Directions

From our office in Bideford, proceed towards Northam, passing Morrisons supermarket on your right-hand side and continue until reaching the Heywood Road roundabout. Continue straight across the roundabout following signs for Northam, Westward Ho! and Appledore. Continue past the Durrant House Hotel on your right hand side and take the right hand turning shortly after signed for Appledore. Proceed along this road passing the swimming pool on your right-hand side and Appledore Football club also on your right-hand side. Take the second turning left into Staddon Road. Follow the road around to the right and take the left hand turning onto Riversmeet. Proceed into Riversmeet and take the left hand turning into Mariners Way, where number two will be found on your left-hand side.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

