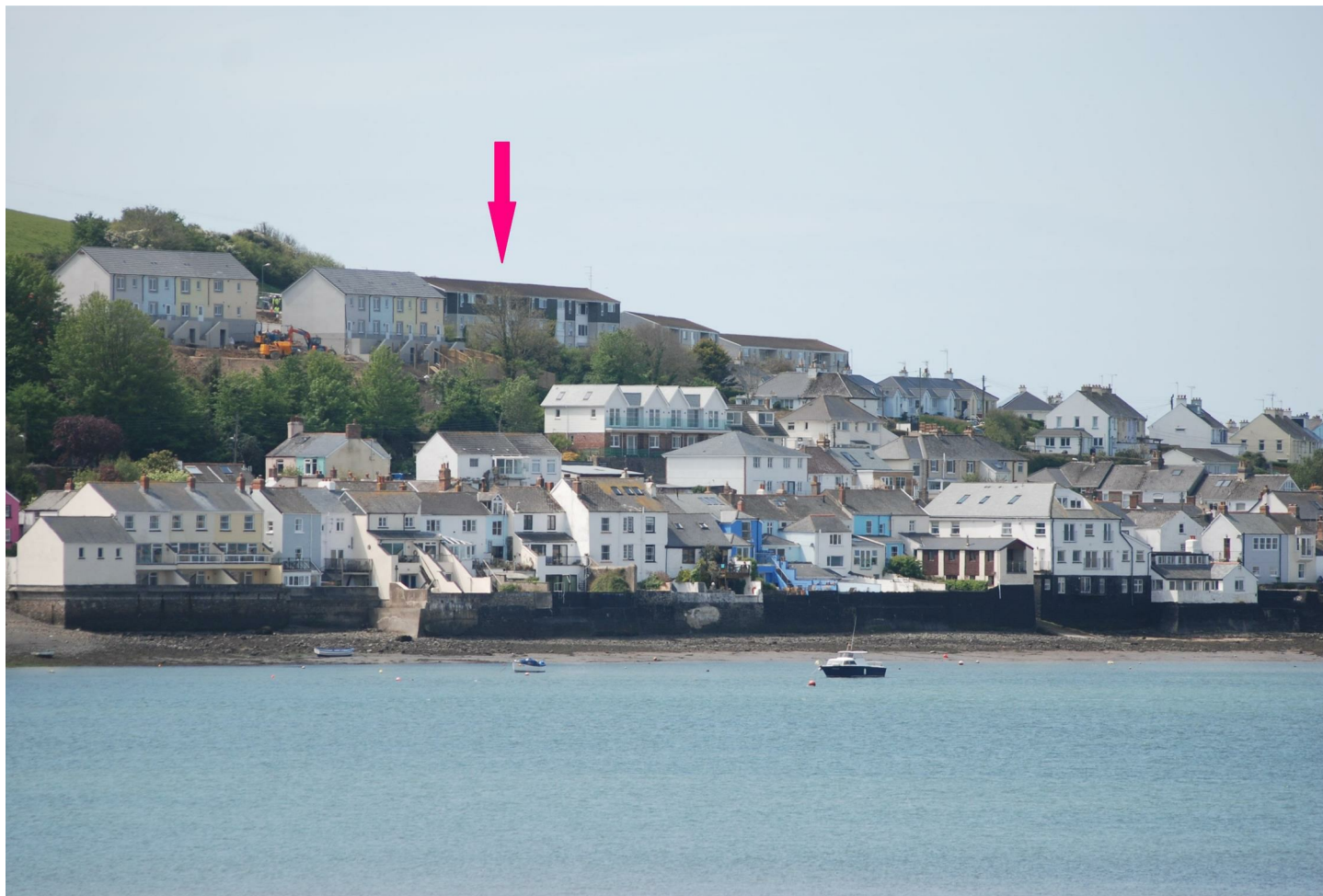




65 The Mount, Appledore, Bideford, EX39 1NZ

£195,000

- NO CHAIN!
- Ample Parking Available
- 2 Bedroom 2nd Floor Apartment
- Short Walk to the Village
- Tremendous Estuary Views
- Spacious Accommodation
- Modern Kitchen

65 The Mount, Bideford EX39 1NZ

Morris and Bott are delighted to offer this easy to run two bedroom apartment located in the sought after village of Appledore. The property offers open-plan living accommodation, two double bedrooms, a modern kitchen, bathroom and plenty of storage throughout. The property benefits from stunning views across the Estuary, is well presented throughout and is offered to the market with no onward chain.



Council Tax Band: A



ENTRANCE HALL

This inviting space welcomes you into the property providing two useful storage cupboards, one of which provides access to loft storage and has space and electrics for a tumble dryer.

LOUNGE/DINER

18'8" x 11'1"

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

KITCHEN

10'11" x 9'4"

Modern fitted kitchen with a range of work surfaces comprising a sink and drainer unit with cupboards below and matching wall-units over, with freestanding gas cooker and extractor fan over. The kitchen benefits from space and plumbing for a fridge/freezer, washing machine and dishwasher.

BEDROOM ONE

13'2" max x 12'4"

A good sized double bedroom with tremendous estuary views.

BEDROOM TWO

13'2" x 8'11"

A further great size double bedroom with another delightful estuary view.

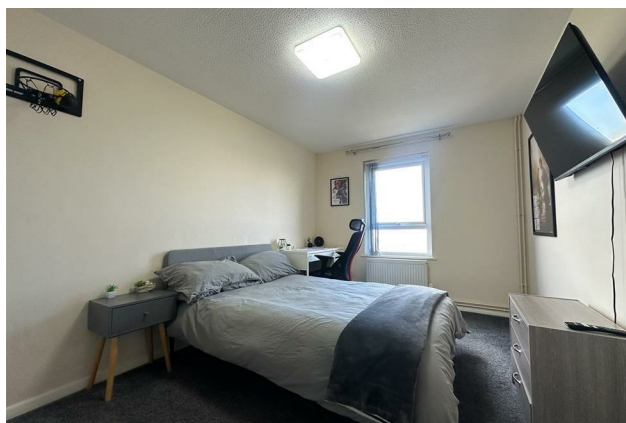
BATHROOM

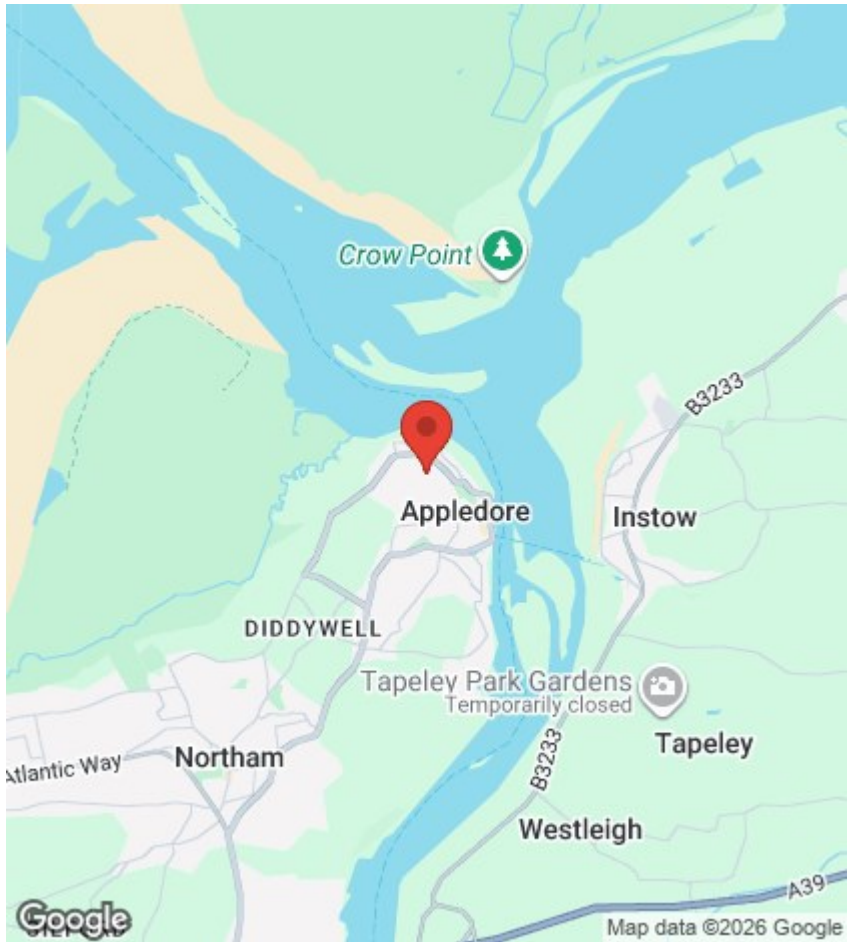
7'7" x 5'6"

Fully tiled bathroom with modern white suite comprising; bath with shower over, wash hand basin and low level WC.

OUTSIDE

Outside of the front door is a handy storage cupboard then leading to communal grounds and residents off-road parking.





Directions

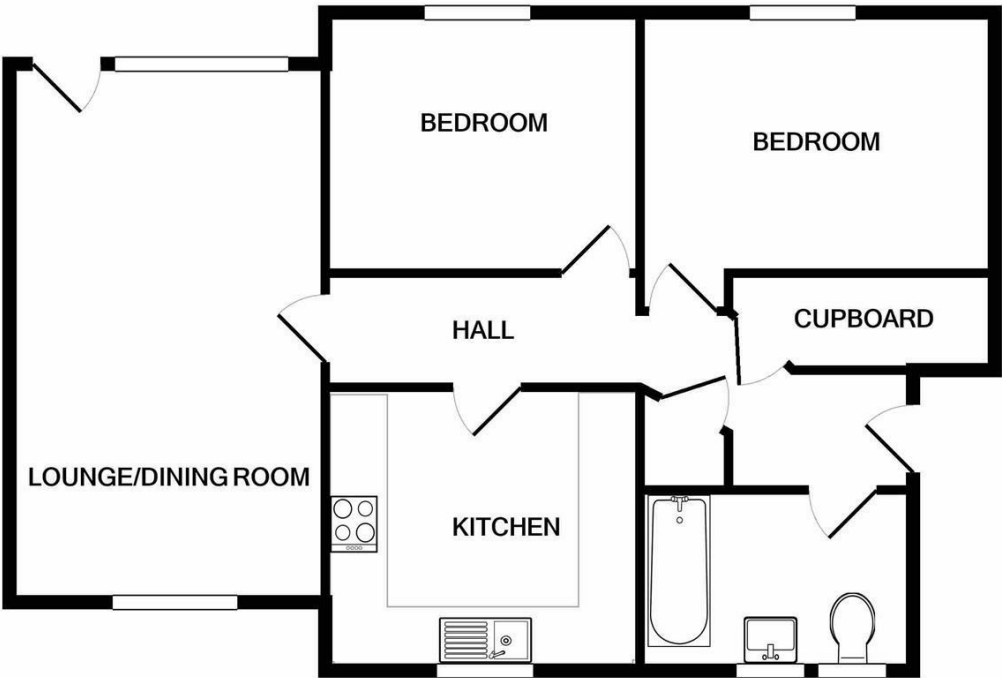
From Appledore Quay, head North out of the village to Torridge Road. Continue without deviation and take the first left into Western Avenue. Continue up the hill to The Mount where the road bears around to the left and continue to the end of the road and into the car parking area. Number 65 will be found on the left hand side.

Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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