



30, Riversmeet



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Appledore, EX39 1RE

Walking distance to the village, Westward Hol/beach 2 miles,
Bideford 2.7 miles

A well-presented and spacious bungalow within walking distance of Appledore Quay

- Detached
- Off road parking and garden
- Walking distance to Appledore quay
- Freehold
- 3 Double bedrooms
- Great location
- No onward chain
- Council tax band D

Guide Price £489,999

SITUATION

30 Riversmeet is situated within a short walk to the lovely quaint fishing village of Appledore which is renowned for its historic quay, intertwining cobbled streets, picturesque former fishermen's cottages and annual book festival that attracts multiple celebrity guest speakers. There is an excellent range of local amenities including local shop/delicatessen, Post Office, various cafes, restaurants, pubs, fish & chip shops, galleries and craft shops. There is also a primary school, playground, churches and social club within walking distance. The village also has a public slipway, for those who enjoy sailing, canoeing or kayaking. The Northam Burrows Country Park, Royal North Devon Golf Course and the brilliant sandy beach at Westward Hol are all within 3 miles of the property with a range of shops and amenities. The nearby South West Coastal Path and Tarka Trail from Instow and Bideford offer excellent walks and stunning vistas of the picturesque North Devon coastline. Instow has a similar range of amenities as Appledore with restaurants, pubs, Johns delicatessen and gallery as well as sailing club and beachfront looking across to Appledore. Bideford town offers schooling for all ages (public and private), banks, shops, retail park, eateries and five supermarkets.

Barnstaple town centre is around 20 minutes by car and offers all the areas major main business, shopping and commercial venues as well connections to the motorway via the A361 (to the M5) or via rail to Tiverton Parkway.



DESCRIPTION

30 Riversmeet is a spacious three double bedroom bungalow located in the much sought-after residential development of Riversmeet in Appledore. The property is well presented throughout and being offered with no onward chain. Externally the property benefits from off-road parking, single garage and a private rear garden. This is certainly a property that needs to be seen to be fully appreciated.

ACCOMMODATION

The entrance porch provides space for coats, boots etc and leads into the spacious hallway with access to all principal rooms. To the front is the generous-sized sitting room which offers a wealth of natural light and wood burner. To the rear of the property is the kitchen / diner which overlooks the rear garden and includes a range of wooden units as well as built-in wall storage, electric oven, gas hob over and space for freestanding fridge freezer whilst a useful breakfast bar finishes this room. From here is access to the useful utility room with built in units, worktop space, plumbing for white goods and door into the garage and conservatory which has views and door to the garden.

The three bedrooms in the property are all doubles with two benefitting from built-in wardrobes. The bathroom comprises of shower enclosure, WC and hand wash basin.

OUTSIDE

To the front is parking for a number of vehicles and access to the single garage.

The rear garden offers a spacious terrace that has space for outside table and chairs and a upper levelled lawn area which is bordered by an assortment of trees, shrubs and plants. There is also a vegetable garden with raised beds and greenhouse.

PROPERTY INFORMATION

All mains services connected.

Gas central heating.

Brick build under a tiled roof with part painted render and composite cladding elevations.

No onward chain.

According to Ofcom, Ultrafast broadband is available at the property and mobile signal is likely with EE, Vodafone, O2 and Three. For further information please see the Ofcom website.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
64		
England & Wales		EU Directive 2002/91/EC

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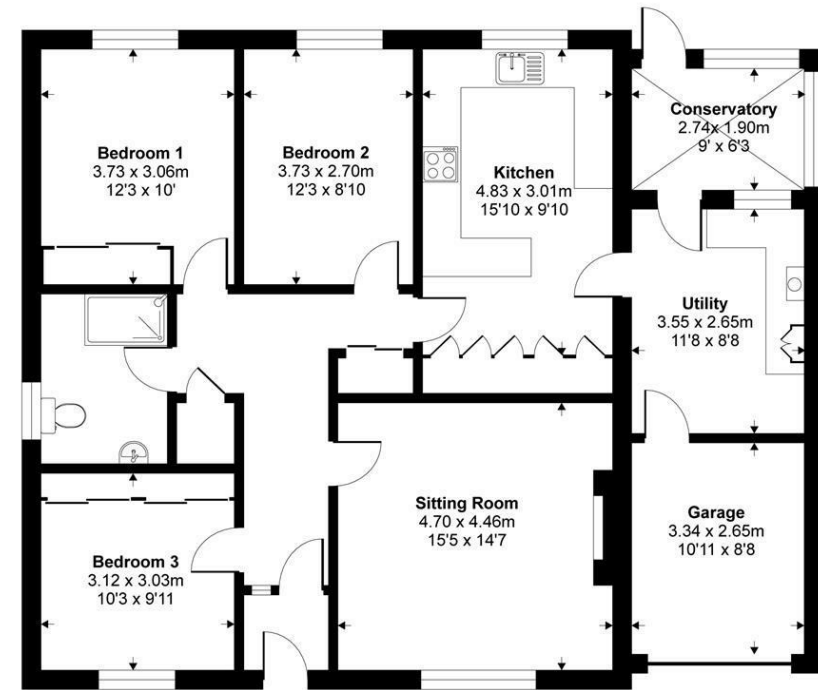


Approximate Area = 1154 sq ft / 107.2 sq m

Garage = 99 sq ft / 9.1 sq m

Total = 1253 sq ft / 116.3 sq m

For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2025. Produced for Stags. REF: 1233980.



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