



61 Irsha Street, Appledore, Bidford, EX39 1RY

Price Guide £695,000

- Waters Edge
- Wonderful Estuary Views
- Spacious & Contemporary Accommodation Throughout
- Level Walk To The Village
- Available Fully Furnished Via Separate Negotiation
- Investment Opportunity
- Beautifully Furnished
- Currently A Successful Holiday Let
- NO CHAIN!

61 Irsha Street, Appledore

This wonderful riverside property is furnished and equipped to the highest of standards, boasts unrivalled views over the estuary and occupies one of the premier locations within Appledore. The ever popular Irsha Street is right in the heart of the village and you will be just a short level stroll to the many facilities which the village offers, including the two very popular pub/restaurants in Irsha Street itself. Currently operating as a very successful holiday let, the property is available as a going concern or equally would suit for your own luxury riverside home. Early inspection is highly recommended to avoid disappointment.



Council Tax Band: Business Rated



Location

Number 61 offers an idyllic position nestled within the ever-popular Irsha Street, just minutes from Appledore's picturesque Quayside. Characterized by its maze-like cobblestone streets, charming pastel houses, and stunning vistas of the merging rivers, Appledore offers a charming atmosphere, with the neighboring village of Instow just a stone's throw away. As a historic fishing village, Appledore boasts a range of amenities, including a post office, pubs & restaurants, reputable schools, a local shop, and a social club. All within walking distance of Irsha Street and while being conveniently close to the bustling town of Bideford and nearby A39 link road, connecting North Devon.

Porch

Entrance Hall

Welcomes you into the property and leads into the kitchen.

Open Plan Kitchen/Dining/Living

19'11" x 20'4"

The kitchen is well fitted with a range of modern hand and eye level units housing a six piece Neff induction hob with slim-line extractor, built-in Neff double oven and built in fridge/freezer. There is also a sink with drainer, wine rack and an abundance of eye level storage. the open plan lounge/dining area showcases far-reaching views over the estuary and out to baggy point, with sliding double doors leading from both the lounge and dining areas onto a balcony on the water edge.

Utility Room

5'10" x 5'6"

The utility room offers further worktop space with storage cupboards, a low level WC and additional sink with drainer.

Bedroom 4

11'8" x 10'9"

A spacious double room on the ground floor with a private WC.

WC

Equipped with a modern two piece suite comprising a low level WC and sink.

First Floor

Family Bathroom

5'9" x 5'5"

A modern, white three piece suite comprising a bath with shower over and grey tile surround, a low level WC and hand wash basin with vanity unit below.

Snug

10'11" x 8'4"

A cosy room with French doors leading to a large balcony showcasing unrivalled views over the estuary.

Bedroom 3

14'9" x 10'8"

A good sized double room with a double glazed sash window overlooking Irsha Street.

Second Floor

Bedroom 1

14'3" x 11'0"

A good sized double room with a sash window and ensuite.

Ensuite

8'7" x 4'9"

A modern three piece suite comprising a corner shower cubicle with sandstone tile surround, low level WC and hand wash basin with vanity unit.

Bedroom 2

11'9" x 8'4"

A further good sized double room boasting far reaching views and an ensuite bathroom.

Ensuite

11'9" x 5'6"

A white three piece suite comprising a bath with shower over, low level WC and hand wash basin with vanity unit.

Outside

The property can be found just a short stroll along the picturesque Irsha Street, situated only minutes from the village. On the ground floor the property benefits from a balcony leading off of the lounge/dining area, on the first floor there is a larger balcony area accessed via French doors from the snug. There is ample room for a large dining table and chairs with both balconies benefitting from delightful estuary views.

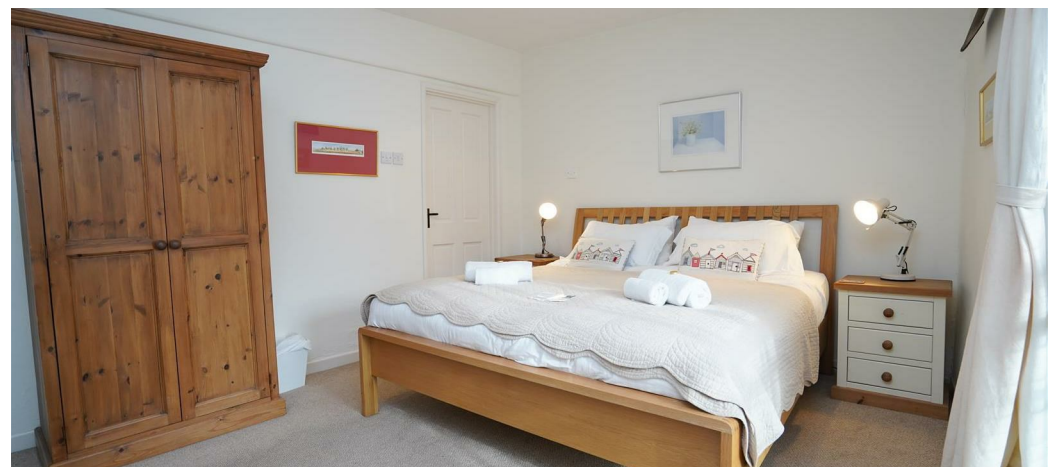
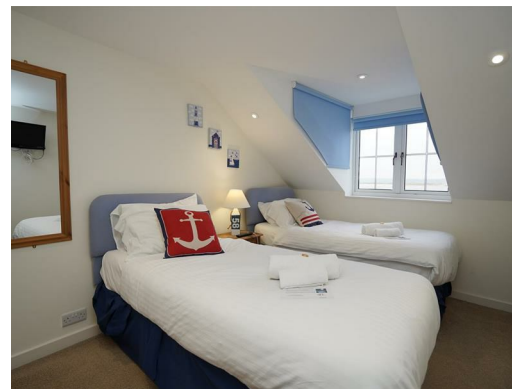
Agents Notes

The property is currently run as a successful holiday let with past return figures available upon request. The property is managed by the reputable cottages.com and is available as a going concern to seamlessly continue bookings. Furniture is available via separate negotiation.

Council Tax

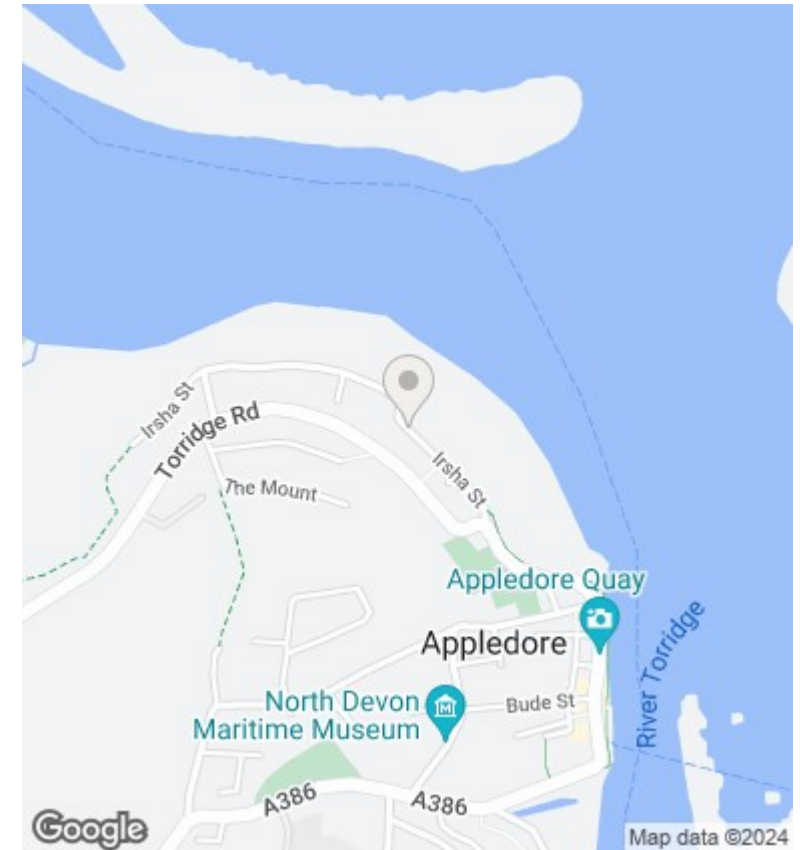
The property is currently being run as a holiday let and so has been changed to a business rating. The Council Tax rating prior to the change was a rating of B.







Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Directions

Upon reaching Appledore at the top of the village continue down the main Richmond Hill, following this road onto Appledore Quay. Proceed along The Quay passing the array of shops and pubs on your left and follow the road as it bears up the hill and past the church. Take the next right into Irsha Street and follow the road along, continue pass the Royal George on your right hand side and the property is the next along on your right.

Viewings

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	85
England & Wales	EU Directive 2002/91/EC	