



5 Ivy Court, Irsha Street, Appledore

Asking Price £265,000

- Charming Character Cottage
- Currently Holiday Let
- Sought After Location
- Short Stroll To Quayside
- NO CHAIN!
- Tucked Away Position
- Two Bedrooms
- Close To Amenities
- Must See

5, Ivy Court, Irsha Street, Appledore EX39 1RP

This delightful two-bedroom property boasts an array of charming character features and is currently being offered to a potential purchaser with no onward chain! 5 Ivy Court occupies a tucked away position within Appledore's ever popular Irsha Street, just a stone's throw from the quayside. The property is currently run as a successful holiday let and in brief comprises an open plan living and dining area, well equipped kitchen, two double bedrooms and a downstairs shower room with a communal courtyard area at the front of the property. 5 Ivy Court is sure to appeal to those seeking a holiday escape, coastal home or investment opportunity.



Council Tax Band: A



Ground Floor

Lounge Area

11'3" x 11'6"

Charming and full of character with inglenook fireplace and wood burner effect electric fire.

Dining Area

8'7" x 6'6"

Providing access into the kitchen, with room for a dining table and chairs.

Kitchen

14'5" x 5'4"

The kitchen is a compact galley style with electric oven and hob, under counter fridge-freezer and washing machine.

Shower Room

5'8" x 7'4"

A three piece suite comprising a corner shower cubicle, low level WC and wash hand basin.



First Floor

Accessed via steep cottage style stairs.

Bedroom One

11'5" x 10'5"

Generously sized double bedroom with window overlooking the front courtyard.

Bedroom Two

8'6" x 7'2"

Further good sized room currently accommodating a single bed with an additional pull out bed.

Outside

There current owners have utilised part of the communal outside area to provide a small patio area to the front of the property with a bench.

Services

Electric heating. Mains electric, water and drainage.

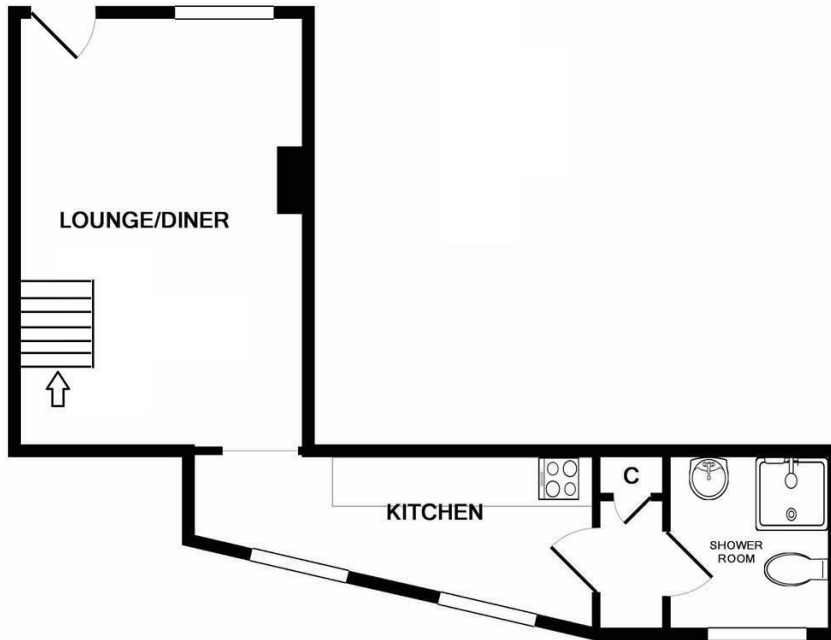


Directions

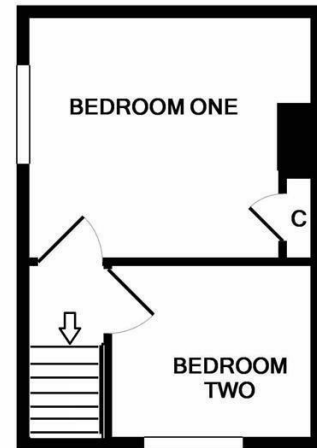
From our office on Bideford Quay, proceed to the Heywood Road Roundabout and continue straight over, following the signs to Appledore, Northam and Westward Ho! After a short distance turn right into Churchill Way signposted Appledore. Upon reaching Appledore at the top of the village continue down the main Richmond Hill, following this road onto Appledore Quay. Proceed along the quay veering left up to the church, just after passing the church take the right hand turning onto Irsha Street. After a few hundred yards Ivy Court will be found on the left hand side.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

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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