



Sandpipers Shop, 14 Market Street, Appledore, Bideford, EX39 1PW

Asking Price £375,000

- Lifestyle Business
- Good Turnover
- Immaculety Maintained
- No Onward Chain
- Potential Holiday Let
- Heart of Appledore
- Highly Regarded Shop
- Three Good Size Bedrooms
- Charming Character Cottage
- Council Tax Band: B

14 Market Street, Bideford EX39 1PW

Morris and Bott are delighted to offer this lifestyle opportunity. Situated in the popular pedestrianised street in the heart of Appledore, this popular shop offers an established trade and currently enjoys a great turnover. Sandpipers has full residential usage on it and has been a successful holiday let in the past. The property is currently being utilised with the shop occupying the ground floor, with the upstairs currently being used for storage, however, offers 3 good size bedrooms and bathroom.



Council Tax Band: Exempt



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SHOP

Currently occupies the open plan ground floor and utilises the big feature window.

COTTAGE LAYOUT

The building could easily be reinstated back to a residential property with minimal effort as the owners have taken great care for the shop to be sympathetic to the property. The property layout is as follows:

GROUND FLOOR

LIVING ROOM

16'8" x 15'4"

A good size reception space that benefits from a large feature window that allows light to flood into the cottage. The open plan nature of the ground floor makes this a real sociable space.

KITCHEN/DINER

16'8" x 11'2"

The kitchen is fitted with a range of low level units and attractive island, that is fitted with an electric oven and electric hob. The kitchen also benefits from an attractive feature fireplace with woodburning stove inset.

FIRST FLOOR

Reached via steep cottage style steps.

BEDROOM ONE

11'4" x 9'1"

Good size double room with feature fireplace.

BEDROOM TWO

14'6" x 7'6"

Further good sized double room with a delightful outlook onto the popular pedestrianised Market Street.

BEDROOM THREE

11'6" x 7'1"

Further good sized bedroom located in the middle of the property. The bedroom does not have an outside

window and therefore natural light is borrowed from another bedroom.

BATHROOM

Fitted with a modern white suite comprising of a bath with shower over, wash hand basin and low level WC.

OUTSIDE

There is a small outside area, that has been enclosed to utilise, whatever the weather.

VIEWINGS

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.

SERVICES

All mains services connected. Gas fuelled central heating.



Directions

From Bideford follow sign posts for Appledore and Westward Ho! Continue along this road passing the Durrant House Hotel on your right. At the next junction, turn right onto the A386 onto Churchill Way, signposted Appledore. Continue along this road passing Torridge Pool on your right hand side. Follow this road into Appledore passing Appledore FC on your right hand side. Bear round to the right and descend the hill passing the fire station on your right and follow onto the quay. Market Street is pedestrianised and is set back from the quayside running parallel to it. On road parking can usually be found on the quayside. Sandpipers can be found if you're coming from the Royal Plaice fish and chip shop on the right hand side clearly displayed.

Viewings

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

EPC Rating: D

