



Flat 3 New Quay Street, Appledore, Bideford, EX39 1LU

Price Guide £275,000

- Contemporary Style Apartment
- Stunning Estuary Views
- Modern Kitchen & Bathroom Suite
- Sound Buy-To-Let Investment
- NO CHAIN!
- Stones Throw From The Quayside
- Spacious Accommodation
- Ideal Holiday Escape
- Share Of Freehold

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Morris and Bott are delighted to introduce this stunning two bedroom second floor apartment. Situated just a stones throw from the quayside, the apartment boasts far-reaching views over the estuary and out to Instow. The property features an open plan lounge/dining area, leading into a modern and well equipped kitchen space. There are also two generously sized bedrooms and a modern family bathroom. Flat 3 is sure to appeal to those seeking a sound buy-to-let investment, holiday home escape or home by the sea.



Council Tax Band: A



Entrance Hall

Welcomes you into the property.

Lounge/Diner

18'11" x 12'10"

A light and spacious room with stunning views over the estuary and providing access into the kitchen.

Kitchen

10'0" x 8'2"

The kitchen is well fitted with a range of matching hand and eye level units housing a built in fridge/freezer, dishwasher, electric oven with hob and extractor over, sink with drainer and room for white goods.

Bedroom One

15'10" x 10'7"

A generously sized double room with stunning views out to Instow.

Bedroom Two

11'3" x 9'10"

A further good sized double bedroom.

Bathroom

6'10" x 6'0"

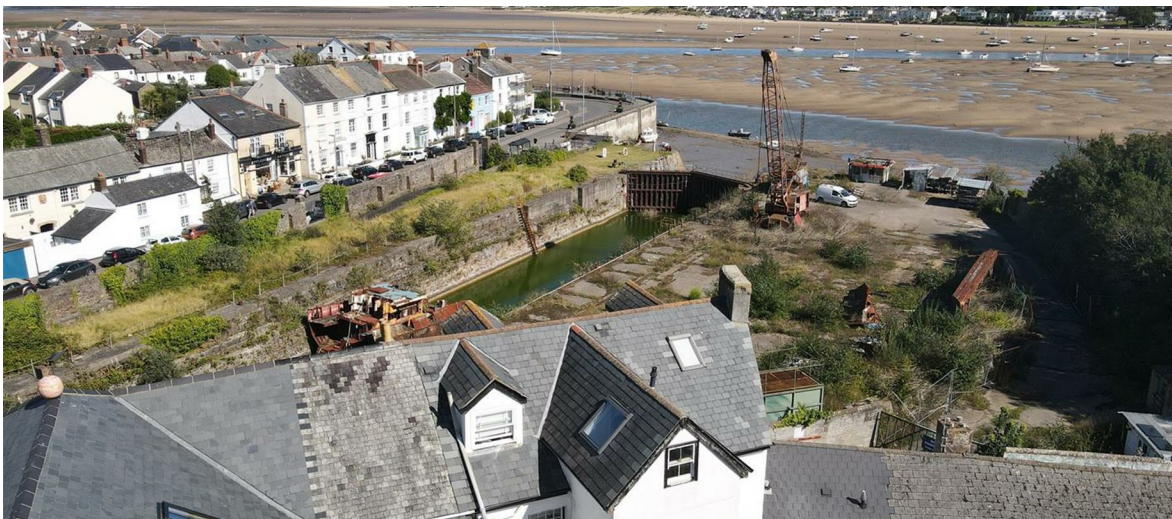
A modern three piece suite, comprising a bath with shower over, low level WC, hand wash basin and heated towel rail.

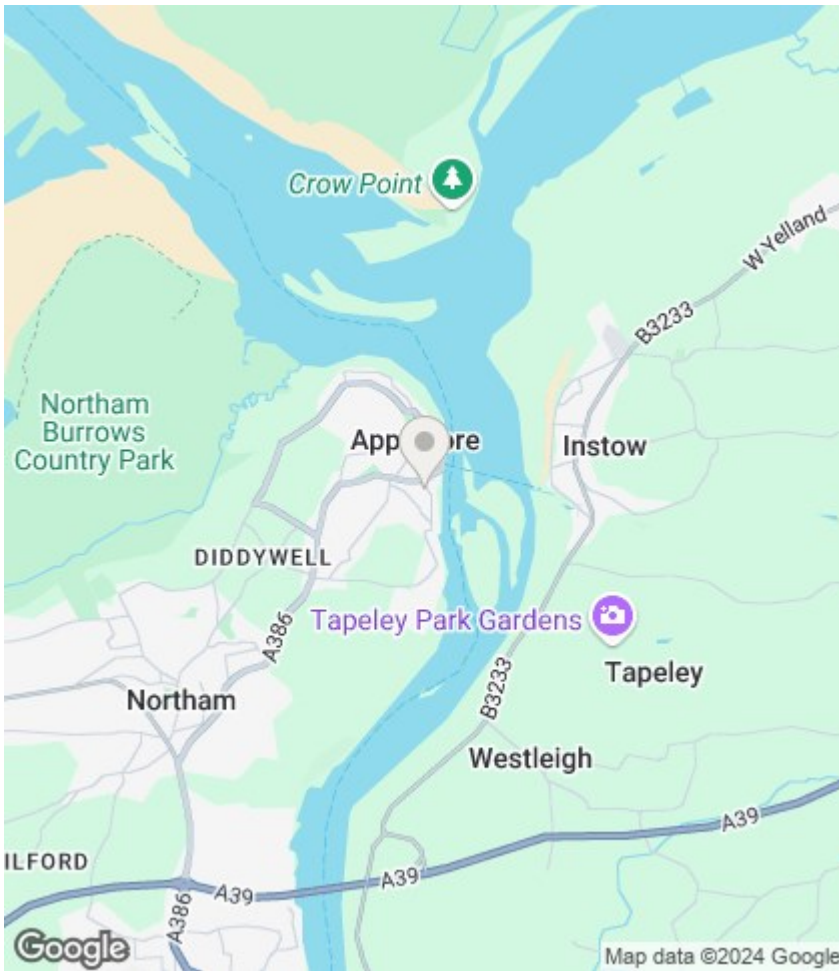
Services

All mains services connected, gas fired central heating.

Viewings

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





Directions

From Appledore Quay, proceed South and as the road bears right, continue into Marine Parade. Proceed straight ahead and take the first left into New Quay Street where the property will be found after a short distance on the right hand side.

Viewings

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

EPC Rating:

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			
England & Wales		EU Directive 2002/91/EC	

