



13 Hillcliff Terrace, Irsha Street, Appledore, Bideford, EX39 1SA

Asking Price £560,000

- Immaculately Presented
- Sought After Village Location
- Open Plan Living
- Estuary and Sea Views
- Rear Garden Access
- Modern Kitchen

13 Hillcliff Terrace Irsha Street, Bideford EX39 1SA

Located in the heart of the highly sought-after village of Appledore, this charming property enjoys an enviable position on Irsha Street, offering stunning views across the estuary and towards Northam Burrows. The ground floor features an inviting open-plan living space, perfect for modern living and entertaining. Upstairs, the first and second floors accommodate three well-proportioned bedrooms, including a master bedroom with en-suite, as well as a main family bathroom. To the rear, there is a private courtyard along with a useful outbuilding providing additional storage. Beautifully maintained throughout and ready to move into, this delightful home requires no work and is truly a must-see.



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Council Tax Band: C.



GROUND FLOOR

Benefitting from underfloor heating.

Entrance Hall

Welcomes you into the home.

Lounge

11'7" x 11'4"

Part of a spacious open-plan ground floor living, this inviting lounge area features a charming bay window seat with views over the stunning estuary. An electric fire set within a classic fireplace adds a warm and welcoming focal point to the room.

Kitchen/Diner

21'9" x 11'3"

This section of the open-plan living area offers generous space for a dining table and flows seamlessly into the well-appointed kitchen. The kitchen features a large breakfast bar with seating for six, perfect for casual dining or entertaining. Stylish matching base and wall units provide ample storage, complemented by an electric hob, double oven, integrated microwave, integrated dishwasher, and space for a large fridge/freezer. Skylights above the breakfast bar bathe the entire room in natural light, creating a bright and welcoming atmosphere.

FIRST FLOOR

Bathroom

11'0" x 7'8"

Comprising of a bath with handheld mixer taps, separate shower cubicle, low level WC, wash hand basin and heated towel rail.

Bedroom Three

12'0" x 8'11"

A small double or comfortable single room with exposed wood floorboards and a cast iron feature fireplace.

Bedroom Two

16'2" x 11'1"

A generous double bedroom boasting estuary views which also looks out over to Northam Burrows, also with exposed floorboards and a cast iron feature fireplace.

SECOND FLOOR

Bedroom One

19'4" x 10'8"

The master bedroom is tucked away on the top floor of the property, offering a peaceful retreat. While there are areas of limited head height, the space is bright and welcoming thanks to a dormer window that frames the stunning views.

Ensuite

8'4" x 2'5"

Comprising of a shower cubicle, low level WC and wash hand basin.

Outside

To the rear of the property is a small courtyard which can be access from the kitchen or externally around the back of the terrace. The garden also benefits from a brick built laundry/storage room.

Services

All mains connected.

Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 1800 Mbps.

Mobile Coverage: Available via EE, O2, THREE and

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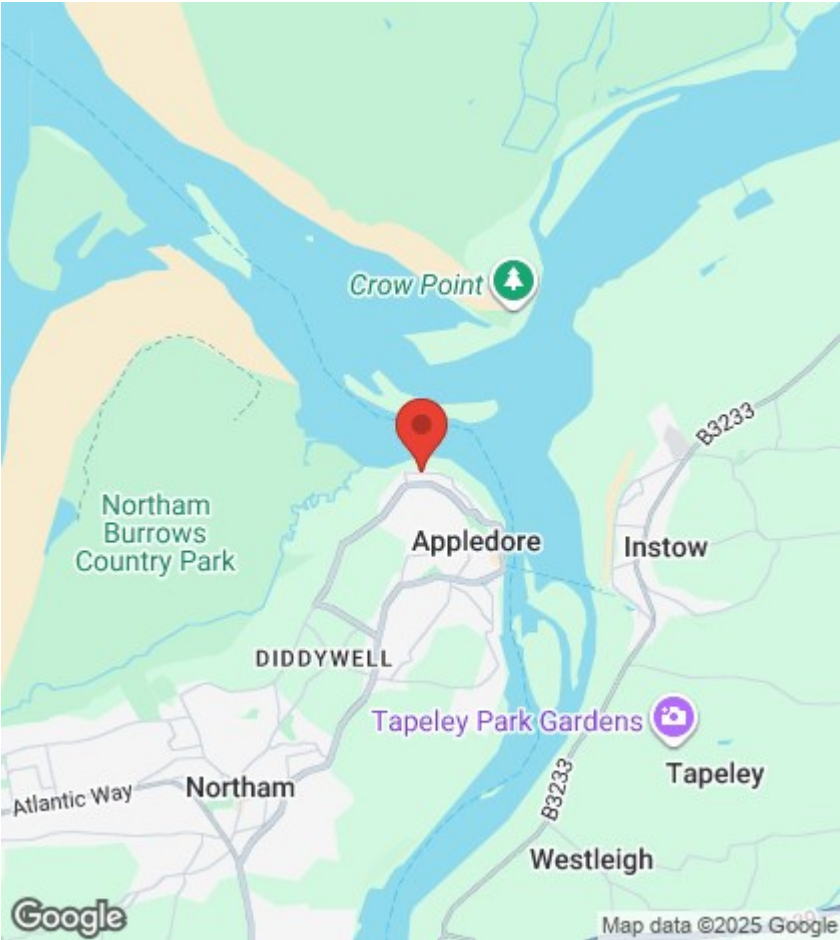
View

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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. At the end of the quay the road veers left up to the church, just after passing the church take the right hand turning onto Irsha Street. Follow Irsha Street passing the Beaver Inn pub on your right, and just as you are coming to the end you will find 13 Hillcliff Terrace on your left handside, near the end of the last terrace.

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EPC Rating: TBC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(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

