



**SOUTH CORNER COTTAGE, WATERTOWN,
APPLEDORE, EX39 1NQ**

GUIDE £625,000

A spacious & adaptable 5 bedroom, 5 bathroom detached chalet style bungalow situated within easy access of Northam Burrows Country Park and a mile from Appledore Village and its popular restaurants, public houses & coffee shops.

Located within a mile of Appledore village and its many popular restaurants, public houses & coffees shops together with a selection of independent, boutique shops, South Corner Cottage will be found offering spacious & adaptable accommodation throughout with the benefit of gas fired central heating & uPVC double glazing whilst level gardens overlook adjoining fields out towards the nearby Northam Burrows and coastline beyond.

Comprising of 5 good sized bedrooms, 4 of which are en-suite, the well proportioned accommodation also includes a generous 25' lounge/dining room with wood burning stove together with bespoke kitchen/breakfast room & handy utility.

The property is accessed via double gates onto driveway with large garage, which combined, provide ample parking.

Level gardens lie to the side & rear including a good-sized lawn and stone chipped seating area taking in the pleasant views out toward the coastline.

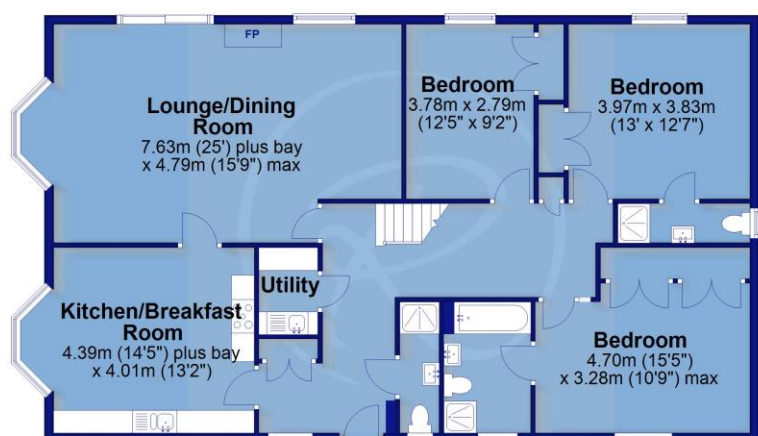
Tenure: Good Leasehold. The balance of a 1000 years lease with no service or ground rent applicable.

Services: All mains services are connected
Energy Performance Certificate: C (74)
Council Tax: BAND E (£2,915.87 per annum)



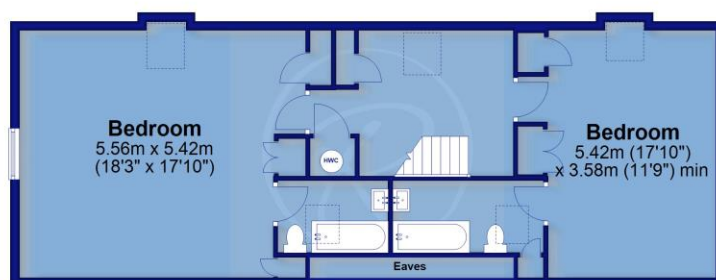
Ground Floor

Approx. 136.4 sq. metres (1468.1 sq. feet)



First Floor

Approx. 83.0 sq. metres (893.7 sq. feet)



Total area: approx. 219.4 sq. metres (2361.9 sq. feet)

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

Office Address

24 The Quay, Bideford, EX39 2EZ

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