



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

COUNCIL BAND

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**5 IVY COURT IRSHA STREET, APPLIEDORE**

**BIDEFORD, EX39 1RP**

Chequers Estate Agents are delighted to bring to the market this light and airy two-bedroom cottage, ideally located in the heart of Appledore.

Offered with no onward chain, this charming home presents a fantastic opportunity for a variety of buyers—whether you're seeking a coastal retreat, holiday let investment, or full-time residence in one of North Devon's most sought-after villages.

**£250,000**



- CHARACTERFUL COTTAGE
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- CLOSE TO BEAUTIFUL WALKS AND BEACHES
- HIGHLY SOUGHT AFTER LOCATION
- NO ONWARD SALES CHAIN
- A MUST VIEW
- A PERFECT COASTAL RETREAT



Chequers Estate Agents welcomes you to view this delightful two-bedroom character property, offered to the market with no onward chain in the heart of a highly sought after coastal location.

Tucked away in the heart of Appledore’s ever-popular Irsha Street, 5 Ivy Court is just moments from the scenic quayside and beautiful coastal walks. Brimming with charm, this well-presented home is currently operating as a successful holiday let and offers a fantastic opportunity for those seeking a holiday escape, coastal retreat, or investment property.



The accommodation briefly comprises an open-plan living and dining area, whihc is perfect to entertain or spend cosy nights in, a equipped kitchen, two spacious and light double bedrooms, and a contemporary downstairs shower room. Externally, the property enjoys use of a communal courtyard area to the front—perfect for a morning coffee or evening glass of wine.

Don’t miss the chance to own a piece of Appledore’s coastal charm —5 Ivy Court is ready to welcome its next chapter.

The village of Appledore, characterised by its winding narrow streets and colourful houses, sits at the confluence of the Taw and Torridge rivers with views across to Instow and the market towns of Bideford & Barnstaple nearby. With a population of under 2000, Appledore hosts several fine delicatessens, cafes, art galleries, with this particular property being within easy walking distance of popular local bars and restaurants.

The village is built on a tradition of fishing and boat building which still continues today. Appledore is a favourite location with locals and visitors alike, gaining fame after being featured in a novel by Charles Kingsley, who lived in Bideford. He described it as a “little white fishing village” with the many pastel coloured buildings, jumble of cottages and the harbour lined with white terraces.



**LIVING ROOM 11'3 X 11'6 (3.43M X 3.51M)**

A charming and cosy living space with inglenook fireplace, making a lovely feature to this room, slat flooring.

**DINING AREA 8'7 X 6'6 (2.62M X 1.98M)**

Space for dining table to enjoy freshly cooked meals with family and friends, stairs rising to the first floor, under stairs storage, electric heater, slate flooring.

**KITCHEN 13'9 X 5'4 MAXIMUM (4.19M X 1.63M MAXIMUM )**

An Equipped kitchen with inset single bowl sink set into work surface with cupboards below. Further matching wall cabinets with space for oven and undercounter fridge. Space and plumbing for washing machine, window to side elevation.

**SHOWER ROOM 5'8 X 7'4 (1.73M X 2.24M)**

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

**FIRST FLOOR LANDING**

Accessed via cottage style stairs

**BEDROOM ONE 11'5 X 10'5 (3.48M X 3.18M)**

A spacious and light double bedroom with wooden window to front elevation, electric heater, fitted cupboard, fitted carpet.

**BEDROOM TWO 8'6 X 7'2 (2.59M X 2.18M)**

A spacious and light double bedroom with wooden window to rear elevation, electric heater, fitted carpet.

**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.

**NOTE**

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. 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 important matters which are likely to affect your decision to buy, please contact us before viewing the property.