



Spindleberry Cottage
Appledore, Bideford, Devon EX39 1PH

Price Guide: £315,000

HARDING & CO
ESTATE AGENTS & VALUERS

Situated only yards from the attractive Quayside of Appledore and within a short level walk of the shops & restaurants is a charming detached cottage with a fully enclosed south facing rear courtyard garden, two bedrooms, sitting/dining room, kitchen and bathroom. This lovely property is full of character and is presented in extremely good order throughout. All mains' services are connected including gas central heating. General on-street parking is available next to the property.

NO CHAIN

Appledore is a quaint port and ship building village with the most picturesque quayside and narrow cobbled streets providing a range of amenities including mini-Supermarket, Post Office, Primary School, Library, places of worship, a selection of Galleries and Craft Shops together with many Pubs and Restaurants. Nearby is Northam Burrows Country Park offering many attractive walks and stunning vistas, and Westward Ho!, with its long sandy beaches and championship Golf Course. A regular bus service provides access to the port and market town of Bideford, approximately 3 miles distant, where a wide range of national and local shopping, banking and recreational facilities can be found. The A39 North Devon Link Road provides access to the regional centre of Barnstaple.

Accommodation

Sitting Room

11'2 x 8'2 (3.4m x 2.49m)

Kitchen

9'6 x 8'8 (2.9m x 2.64m)

Dining Area

12'4 x 8'8 (3.4m x 2.64m)

Bedroom 1

10'2 x 8'8 (3.1m x 2.64m)

Bedroom 2

9'4 x 8'8 (2.84m x 2.64m)

Bathroom

Outside

The property benefits from street parking outside the property and being within walking distance of Appledore village and the quay. The entrance to the property is tucked away to the rear with access to the private garden by a gate. The courtyard garden is lovely and a real asset to the cottage. It is a rare sunny space of its size near the centre of the village and is a perfect place for outdoor dining and relaxation.

Mains gas (including central heating), water, electricity & drainage

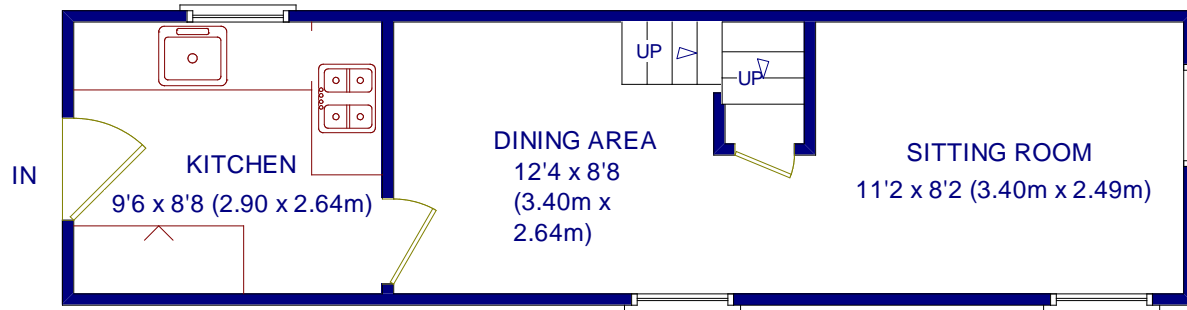
EPC: G

Council Tax Band: B

Directions

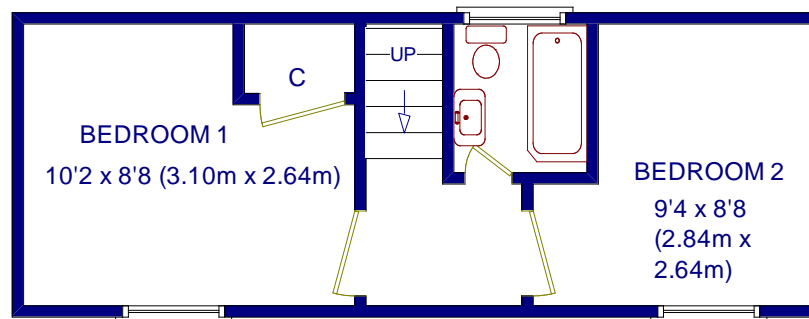
From Bideford Quay proceed along Kingsley Road to Heywood roundabout, take the second exit straight across signed Northam and Appledore, follow this road and turn right towards Appledore into Churchill Way, continue along this road downhill and into the village. Spindleberry Cottage will be found on the left-hand side just before bear left along the Quay.





GROUND FLOOR

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 SPINDLEBERRY, APPELDORRE
 NOT TO SCALE



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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

