



5 & 6 Gibbs Lane
Appledore, Bideford, Devon EX39 1PR

Price Guide: £625,000

5 Gibbs Lane is a particularly charming 2 bedroomed semi-detached cottage offering versatile 2 bedroomed accommodation. Excellently presented throughout, the property offers modern facilities and attractive period features including original doors, stained glass, a working fireplace and flagstone flooring. A conservatory at the rear leads to a secluded walled garden area.

6 Gibbs Lane is a 3 bedroomed semi-detached cottage also boasting some lovely original features including a working fireplace and original shutters and cupboards complemented by modern, family-orientated kitchen and dining spaces. There is a private and sunny paved, courtyard garden to the rear.

The Rear Garden at Gibbs Lane is extensive and an absolute gardeners' delight. Predominantly laid to a beautiful lawn and flanked by clipped hedging and planted with a fantastic range of shrubs, trees and pretty perennials. There is a raised sun terrace and vegetable garden together with a greenhouse and potting shed.

The Front Garden at Gibbs Lane is walled and private and a lovely private space to enjoy the morning sunshine and is bordered by pretty flowers and trees.

Found at the end of a quiet traffic-free lane in the very heart of Appledore, the above properties offer a prospective buyer or buyers an excellent degree of privacy in a secret, tucked away location with no onward chain.

Location: Appledore is a quaint port and shipbuilding village with the most picturesque quayside and narrow cobbled streets providing a range of amenities including a Mini-Supermarket, Post Office, Primary School, Library, places of worship, a selection of Galleries and Craft Shops together with many Pubs and Restaurants. 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.

Services: All main services connected including gas central heating.

Directions: From Bideford proceed over the Heywood roundabout on the A39 towards Westward Ho! and turn right signposted to Appledore. Continue down the hill into the village. With the estuary on your right and ideally park along the Quay. Head towards Market Street, access into Gibbs Lane is tucked away closer to Bude Street.

Energy Performance: 5 Gibbs Lane: E

6 Gibbs Lane: D

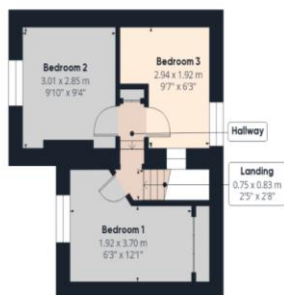
Council Tax Banding: 5 Gibbs Lane: A

6 Gibbs Lane: A





Floor 0 Building 1

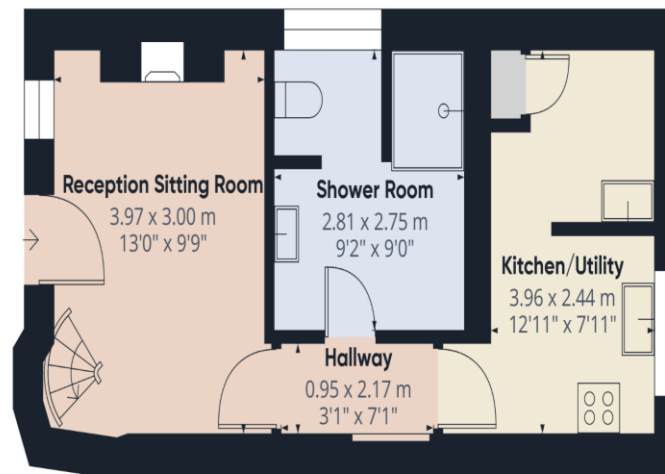


Approximate total area[®]
81.61 m²
878.43 ft²

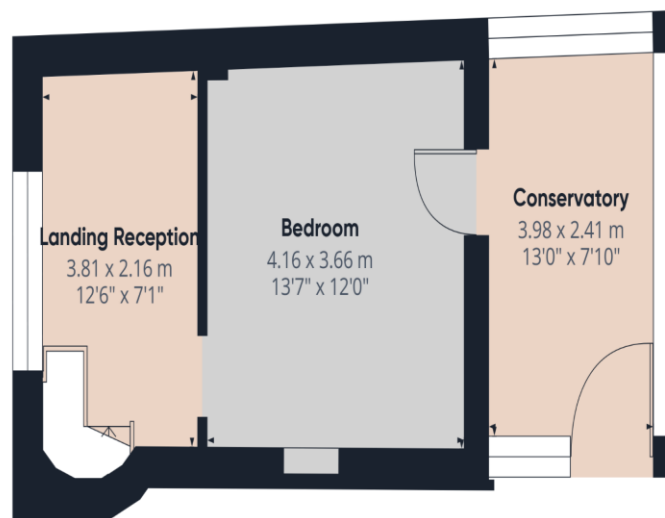
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



Floor 0 Building 2



Floor 1 Building 2



Approximate total area[®]
62.93 m²
677.36 ft²

Reduced headroom
0.77 m²
8.28 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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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.

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