



9 New Quay Street
Appledore, Devon EX39 1LU

Price Guide £285,000

A charming 2 bedroom end of terrace cottage, sitting a stone's throw from the picturesque quay. The property benefits from a lovely light and airy open plan kitchen/diner, sitting room, modern bathroom and 2 generous bedrooms. Steps from the back door lead up to an upper decked patio (where there is room for a table and chairs), which is a lovely vantage point to overlook the estuary and Instow in the distance. Sold with no onward chain, good holiday or letting potential.

Appledore is a quaint port and ship building village with a most picturesque quayside and narrow cobbled streets providing a range of amenities including, a mini Supermarket, Primary School, Library, places of worship, and a wide selection of Galleries and Craft Shops, together with many Pubs and Restaurants. Other nearby villages include Northam, with its Burrows Country Park offering many attractive walks, and Westward Ho! with its sandy beaches and championship Golf Course.



Stable Entrance Door to:

Entrance Hall

Sitting Room

3.85 x 2.64 (12'8" x 8'8")

Open Plan Kitchen/Diner

5.48 x 3.77 overall (17'12" x 12'4")

First Floor Landing

Bedroom 1

3.14 x 2.89 (10'4" x 9'6")

Bedroom 2

3.96 x 2.41(12'12" x 7'11"

Bathroom

Outside

Steps from the back door lead up to an upper decked patio (where there is room for a table and chairs), which is a lovely vantage point to overlook the estuary and Instow in the distance.

Beyond the patio is a rear access gate onto New Street for additional pedestrian access if required.

Services: All main services connected. Gas fired central heating. UPVC double glazing.

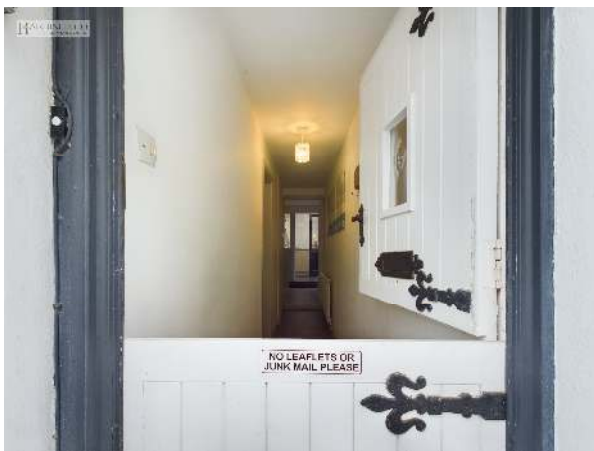
Energy Performance Certificate: TBC

Council Tax Banding: A

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 toward Appledore into Churchill Way, continue along this road into the village, bear right into New Quay Street and you will see our for sale board on the right





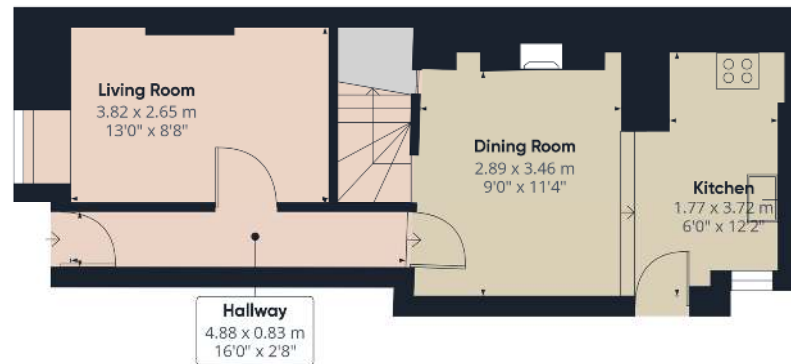
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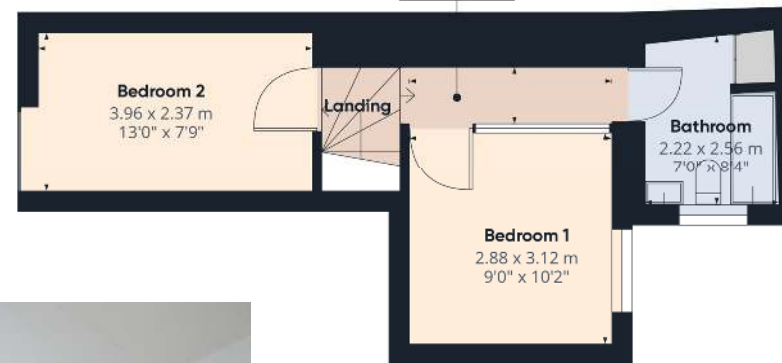
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Floor 0

Hallway
2.89 x 0.87 m
9'0" x 2'10"



Floor 1



Approximate total area⁽¹⁾
63.05 m²
678.66 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.

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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.

