

3 Pitt Hill,
Appledore, Devon EX39 1PX

Price Guide: £260,000

HARDING & CO
ESTATE AGENTS & VALUERS

A charming 2 bedroom character cottage within a short stroll of Appledore Quay. The property benefits from a cosy sitting room with wood burning stove, 2 double bedrooms with the master enjoying a lovely view towards the Estuary, first floor bathroom with a shower over the bath, large loft space, new boiler, sunny and private courtyard and unrestricted on-street parking outside. Sold with no onward chain, this cottage is considered to be an ideal full time or holiday home with excellent 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.



Front Door to:

Entrance Hall

Lounge

11'0 x 11'0 (3.35m x 3.35m)

Kitchen

9'7 x 8'7 (2.92m x 2.62m)

Dining Area

7'0 x 5'6 (2.13m x 1.68m)

First Floor Landing

Bedroom 1

12'0 x 9'0 (3.66m x 2.74m)

Bedroom 2

10'6 x 8'7 (3.20m x 2.62m)

Bathroom

Outside

The back door opens into a private, walled courtyard which enjoys a sunny aspect.

Services: All main services connected. Gas fired central heating.

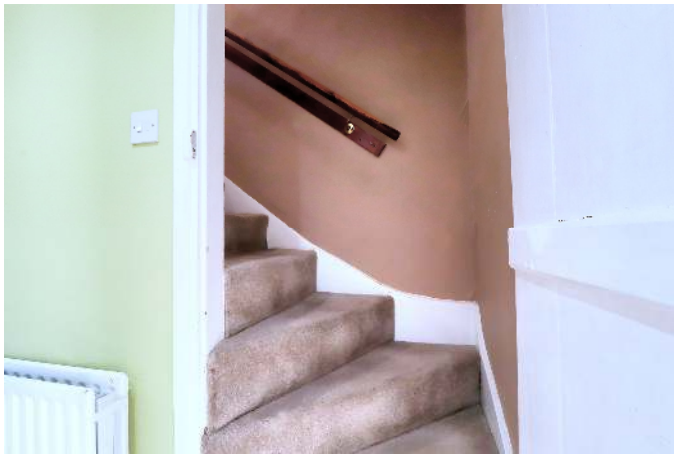
Energy Performance Certificate: TBC

Council Tax Banding: A

Directions

From Bideford Quay proceed towards Northam passing over the A39 roundabout. Past the Durrant House Hotel, Take the next turning right into Churchill Way, signposted Appledore. Continue along this road and upon reaching Richmond Road continue down the hill passing the telephone box on the right hand side and taking the next turning right into Pitt Hill where number 3 is located on the right hand side, marked by a Harding & Co for sale board.





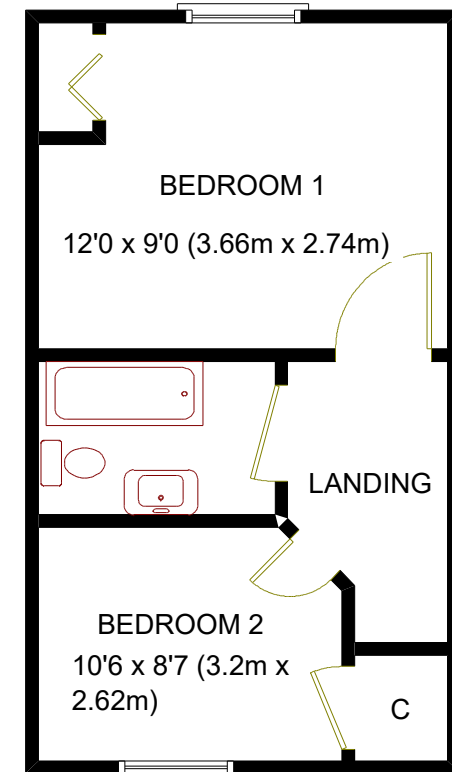
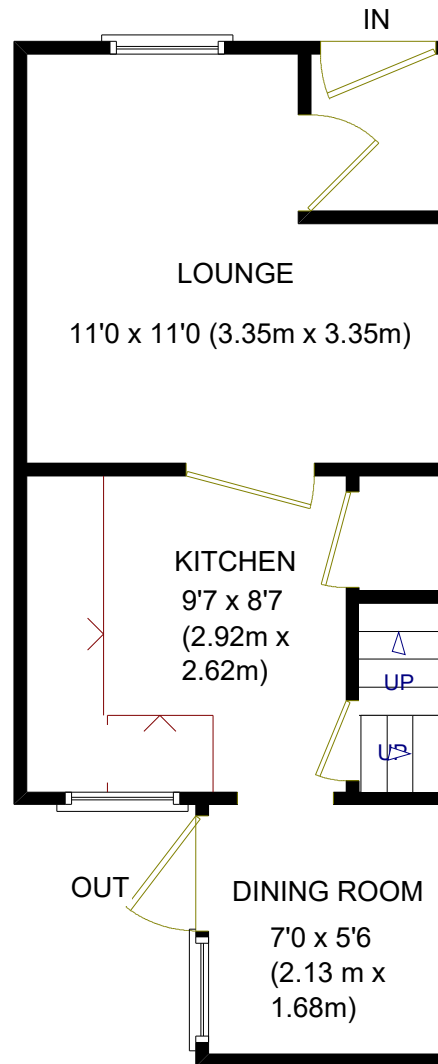
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3 PITT HILL, APPLEDORE
NOT TO SCALE
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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation 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.

