



Waders Cottage, 107 Irsha Street,
Appledore, Bideford, Devon, EX39 1RY

Price Guide: £360,000

Waders Cottage is a beautifully presented 2 bedroom house perfectly situated to enjoy some lovely Estuary views from the rear first floor rooms. Located just footsteps from the nearest slipway affording access on to the coast path with Appledore's picturesque quayside a short stroll away. This property has been lovingly improved by the current owner offering a welcoming entrance porch, a spacious living/dining room, a very well-appointed kitchen with French doors opening to a tranquil courtyard and first floor shower room. This charming property is considered to appeal equally as a full time residence or holiday bolthole and is currently a successful holiday let.

Appledore is a quaint port and ship building village with the most picturesque quayside and narrow cobbled streets providing 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 Golf Course. A regular bus service provides access to the port and market town of Bideford is approximately 3 miles distant.

Entrance Porch with part glazed door to:

Entrance Hall

Lounge / Dining Area
23'2 x 12'7 (7.08m x 3.85m)

Kitchen
6'3 x 14'4 (1.92m x 4.37m)

Bedroom 1
10'8 x 12'8 (3.27m x 3.87m)

Bedroom 2
16'2 x 6'1 (4.94m x 1.86m)

Loft Room
16'6 x 12'9 (5.03m x 3.91m)

Shower Room

Outside

A delightful private courtyard garden with a shed in the corner with double doors from the kitchen – A lovely space to dine outdoors.

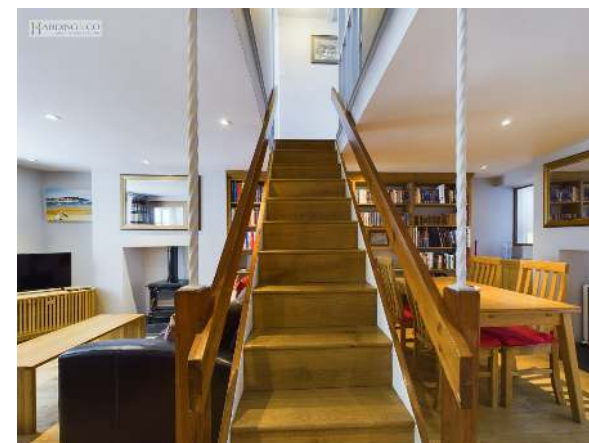
Directions:

From Appledore Quay, with the river on your right, follow the road past the main car park towards the church. Take the right turn into Irsha Street, walk past the slipway on with it on your right and Waders Cottage can be found 2 doors down marked as 107.

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

Energy Performance Certificate: C

Council Tax Banding: B





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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.

