



Fernlea, 5 Lea Terrace
Appledore, Bideford, EX39 1RR

Price Guide: £495,000

A superb three-bedroom spacious, end terraced property with stunning elevated views over the estuary with a lovely rear garden, larger than average parking space and garage.

The accommodation briefly comprises: Lounge, sitting/dining room, well equipped modern kitchen & breakfast room, 3 first floor bedrooms (2 with views and 1 en-suite), modern bathroom, full staircase leading to attic room with velux windows – currently used as superb storage but would make a wonderful bedroom with some addition (subject to planning).

The property is situated in an elevated position at the end of a sought-after terrace along Pitt Hill, taking-in the views over Appledore and the estuary. The property is only a short stroll to the Quayside and the village amenities and also offering a good access point for country/coastal walks etc.

The property currently acts as a perfect second home and a successful holiday let with annual income of between £15k to £20k. This house also makes the perfect permanent family home.



Appledore

Appledore village centre (within a short stroll from Fernlea) 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 & 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! famous for its long sandy beach with pebble ridge & championship Golf Course.

Outside

Outside, to the rear of the property is a beautiful enclosed garden, rare for Appledore. There are four separate patio areas to enjoy with the top part enjoying an estuary view. Mature plants surround the dining and seating areas making it the perfect place to relax. An external side gate also makes it convenient to access the garden.

From the garden, there are gated external steps leading up to the **Detached Garage** – plenty large enough for a vehicle plus a handy utility area with tumble dryer. An additional large private parking space sits alongside the garage. 50 meters from the property is a large open green space perfect for walking your dog and for recreation.

Services: All mains serviced connected. Gas fired central heating. Updated uPVC double glazing.

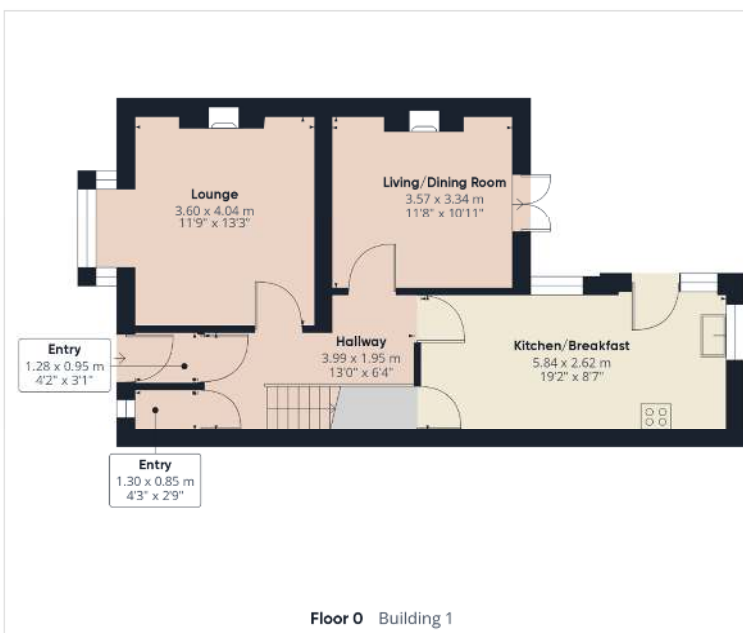
Tenure: Freehold **Note:** There is a lovely communal lawn that stretches across the front of the entire terrace – There is a cost of £100 per annum for the general upkeep.

Energy Performance Certificate: D

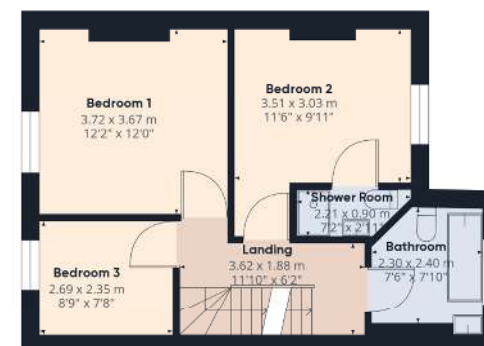
Council Tax Banding: B

Directions From Bideford Quay proceed along Kingsley Road to Heywood roundabout and take the second exit straight across signed Northam and Appledore. Follow this road up the hill and turn right towards Appledore into Churchill Way. Pass the football ground, continue into Appledore and follow the road down the hill. Then take the signposted Street 'Pitt Hill' which is before the Appledore Fire Station. Follow the road up the hill and turn left at the rear of Lea Terrace and follow this private lane until the last house and the parking & garage will be found.





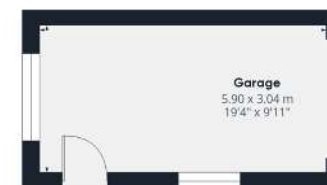
Floor 0 Building 1



Floor 1 Building 1



Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

146.91 m²
1581.33 ft²

Reduced headroom

18.05 m²
194.29 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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 are based on RICS IPMS 3C standard.

GIRAFFE360

Invicta House, The Pill, Kingsley Road, Bideford, Devon EX39 2PF



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.

