



**Kittiwakes**

36 Market Street, Appledore, Bideford, Devon EX39 1PP

**Price Guide: £275,000**

**HARDING & CO**  
ESTATE AGENTS & VALUERS

A charming Grade II listed 2 bedroomed cottage occupying a prime location just footsteps from Appledore's picturesque quayside in the heart of the this highly sought after seaside village. The characterful accommodation benefits from more natural light than most due to its end of terrace position and briefly comprises sitting room, kitchen/breakfast room, bathroom and 2 double bedrooms.

Currently a successful holiday let the property and is considered to be both an ideal holiday bolthole or permanent home.

- Charming Cottage
- Footsteps from the Quayside
- Well-Presented Accommodation Throughout
- Successful Holiday Let
- No Garden Liabilities
- No Onward Chain
- Modern Kitchen and Bathroom Facilities



**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.

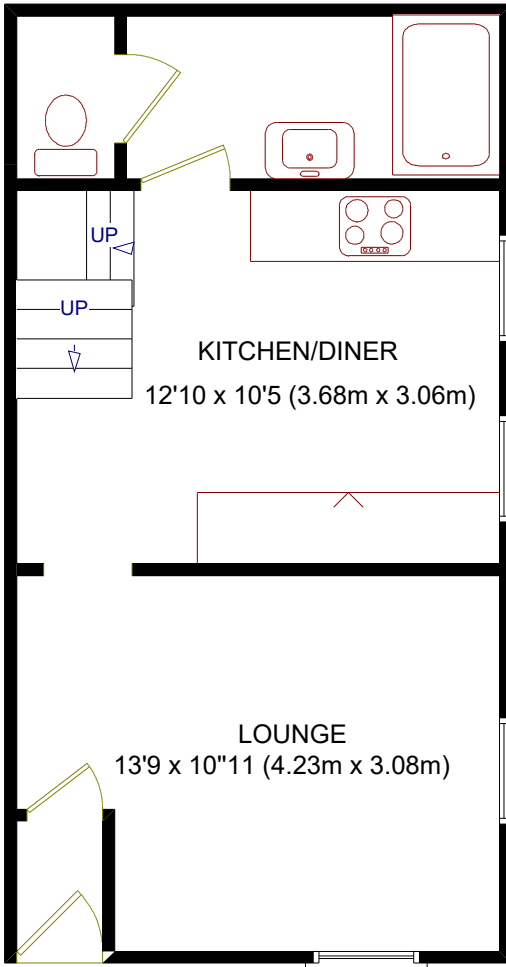
**Services:** All main services connected including gas central heating.

**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, taking Quayside Lane adjacent to the Bethel Chapel, the property will be found on the right hand side.

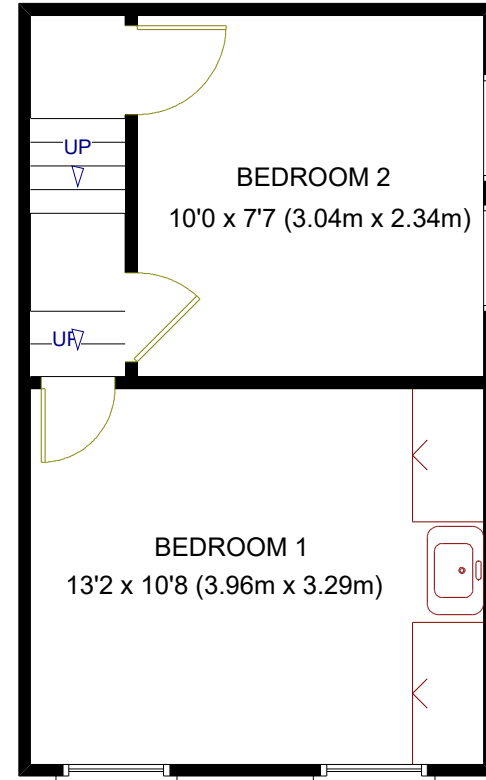
On street parking is available on The Quay, alternatively, there is a public car park nearby where long term permits can be obtained.

**Energy Performance: E**  
**Council Tax Band: A**





NOT TO SCALE  
 KITTIWAKES, 36 MARKET STREET  
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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.

