



8 Hillcliff Terrace
Appledore, Bideford, Devon EX39 1SA

Price Guide £425,000

Uninterrupted outlook over the estuary and out to sea!

A three-bedroom Victorian terraced house located in one of the most popular and sought after roads in Appledore. All the front facing rooms enjoy superb views over the sea. On the ground floor there is a cosy sitting room with sea view, a dining room and well-planned kitchen with attractive integrated units which in turn opens to a bathroom with space and plumbing for a washing/laundry area. The first floor has 3 generous bedrooms (Master with glorious uninterrupted views over the estuary and lifeboat) plus there is a WC,

This property would obviously make an ideal home to live in but also a super holiday home.

EPC: TBC Tenure: Freehold Council Tax: D

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, approximately 3 miles distant, where a wide range of national and local shopping, banking and recreational facilities can be found. The A39 North Devon Link Road provides access to the regional centre of Barnstaple.

Outside

There is a fully enclosed south facing rear courtyard at the rear of the property with gated access. On street parking is available opposite the property alongside the iron fence.

Services: Mains electric, water & drainage and gas central heating system.

Energy Performance Certificate: D

Council Tax Banding: D

Directions:

From Appledore Quay with the river on your right follow the road past the main car park towards the Church, take a right turn into Irsha Street, past the Beaver and Royal George Pubs, continue further along Irsha Street and River View, No.8 Hillcliff Terrace can be found towards the end of Irsha Street opposite the on-street parking and open aspect over the estuary.





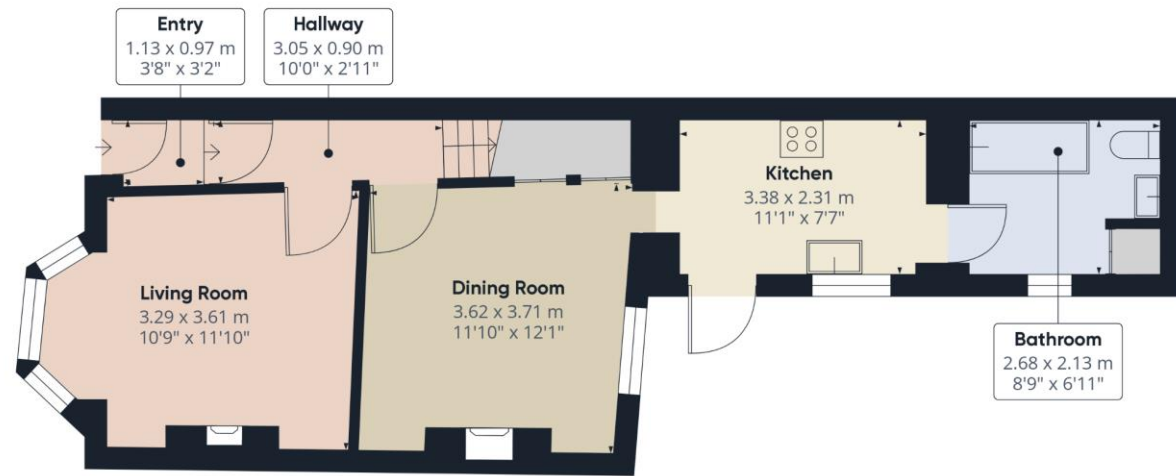
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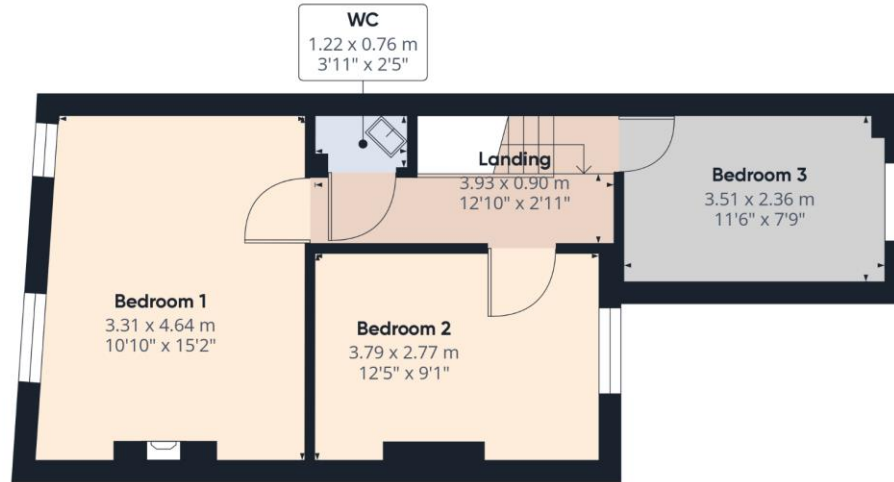
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Floor 0



Floor 1



Approximate total area⁽¹⁾
84.54 m²
909.98 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. Calculations are based on RICS IPMS 3C standard.

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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.

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.

