



Tuckers, 7 One End Street
Appledore, Bideford, Devon EX39 1PN

Guide Price: £399,950

A superb 3 bedroom Appledore cottage – absolutely charming in character and beautiful in presentation, superbly restored & presented throughout and tucked-away within a quiet street in the old part of the village. The cottage provides a wonderful blend of modern and old with an excellent open-plan living/dining room with wood burner and eye-catching fireplace, a lovely high specification fitted kitchen, utility room, well-appointed ground floor shower & first floor bathroom, and 3 generous bedrooms.

The property was completely restored and renovated in 2006 with a very discerning eye for detail. The landing, staircase and floorings are all solid oak, the windows are beautiful wooden frames with clever secondary glazing, there is a modern heating system with well considered radiator placings. To the rear of the cottage is a delightful little enclosed courtyard with gated access – ideal for returning with muddy boots or paws.

This cottage is a true Appledore gem within a little street that offers a lovely little community of its own.

A MUST SEE.

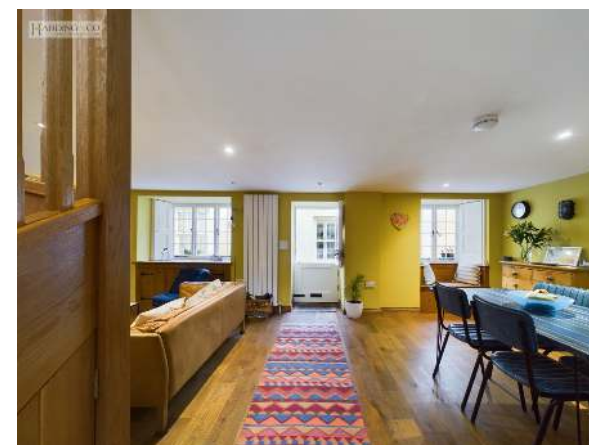
The Village: Appledore is a quaint port and ship building village with a most picturesque quayside and narrow cobbled streets providing a range of amenities including, a mini Supermarket, Primary School, Library, places of worship, and a wide selection of Galleries and Craft Shops, together with many 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.

Outside space: A delightful private rear courtyard with an access point leading to Silver Street, allowing easy access to Myrtle Street where there are potential on-street parking options.

Services: All mains' services are connected including gas central heating with modern gas boiler.

Council Tax Band: B
EPC: D

Directions: From Bideford Quay proceed along Kingsley Road to Heywood Road roundabout, take the second exit, straight across, signed Northam & Appledore. Proceed along this road for approximately ½ mile and turn right towards Appledore. Continue down the hill into the village. From Appledore Quay with the river on your right just after Johns of Appledore store on your left, proceed on foot and take the first turning into Bude Street and bear left into Market Street and then a right hand turn into One End Street. Tuckers Cottage is a short distance on the left.





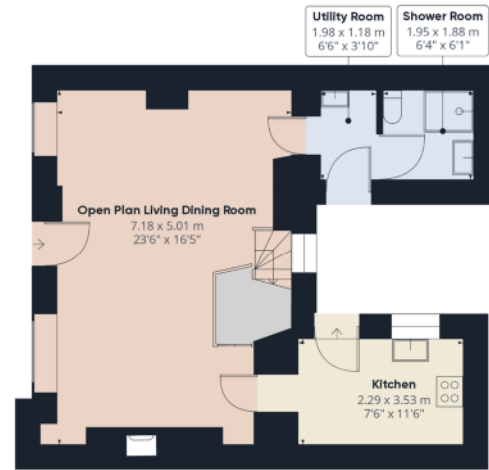
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Floor 0



Floor 1



Approximate total area⁽¹⁾

84.94 m²

914.29 ft²

Reduced headroom

0.52 m²

5.6 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.

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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.

