



15 & 16 Pitt Hill  
Appledore, Devon EX39 1PX

Offers in excess of: £200,000

A rare opportunity to obtain two connecting Appledore cottages requiring renovation - in a popular elevated area of the village. The properties, although connected are very easily split into two cottages each with two reception rooms, basic ground floor kitchen and bathroom facilities and two generous first floor bedrooms. There are courtyard gardens to the rear and a small range of various outdoor sheds/store. To the front is a small area for potential off-road parking.

The properties are being offered for sale with vacant possession.

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

15 & 16 Pitt Hill currently share a driveway with access to inside via two separate entries. Each property has its own low maintenance rear garden accessible via the kitchen.

**Services:** Mains electric, water and drainage connected.

**Energy Performance Certificate:** tbc

**Council Tax Banding:** 15: B 16: B

### Directions

From Bideford Quay proceed towards Northam passing over the A39 roundabout. Past the Durrant House Hotel, Take the next turning right into Churchill Way, signposted Appledore. Continue along this road and upon reaching Richmond Road continue down the hill passing the telephone box on the right hand side and taking the next turning right into Pitt Hill where numbers 15 & 16 are located up the hill on the right hand side.





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

t: 01237 476544

f: 01237 422722

e: [bideford@hardingresidential.com](mailto:bideford@hardingresidential.com)

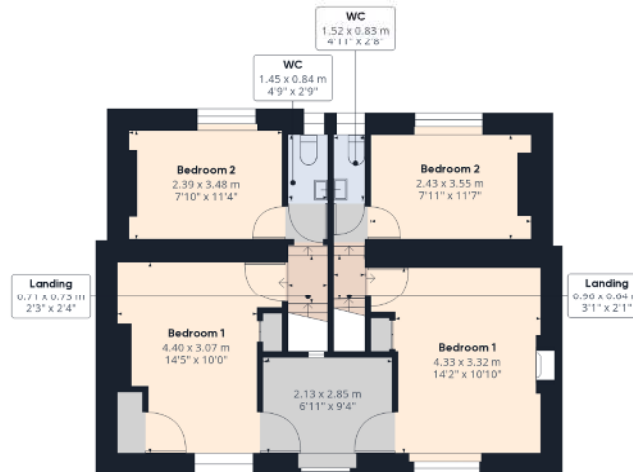
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A member of



Floor 0



Approximate total area<sup>10</sup>

135.5 m<sup>2</sup>

1458.51 ft<sup>2</sup>

(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.

GIRAFFE360

**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.

