



Cobblestones, 9 Myra Court **Price Guide: £329,950**
Irsha Street, Appledore, Bideford, Devon, EX39 1RW

Tucked away within a charming cobbled courtyard just off of Irsha Street, one of Appledore's most sought after roads, is this beautifully presented 2 bedroom end-terrace cottage with a delightful west facing rear courtyard garden. This charming property has a lovely feel and flow, and is just a stone's throw away from the estuary. The accommodation briefly comprises an open plan living space (including woodburner) and dining area which leads to the impressive fitted kitchen with bi-folding doors to the courtyard. The bathroom is also located on the ground floor. The first floor hosts two bedrooms and cloakroom.

The property, whilst offering modern facilities and stylish décor is full of its original period features including gorgeous exposed wood floorings & wooden sash windows. It has been run as a successful holiday let and presents as an ideal coastal retreat with no chain.

Externally, there is gated access to one side which leads to the delightful west facing rear courtyard garden which enjoys a sunny aspect – a perfect al-fresco dining spot. It is laid predominantly to chippings with 2 useful store sheds and a log store.



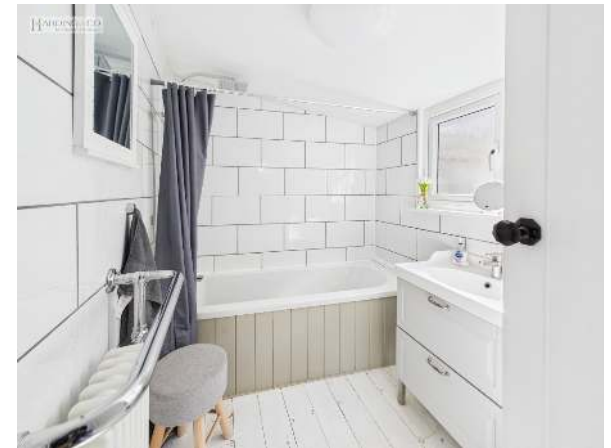
The Village: Appledore is a quaint port and ship building village with the most picturesque quayside and narrow cobbled streets providing a range of amenities including mini Supermarket, Post Office, Primary School, Library, places of worship, a selection of Galleries and Craft Shops together with many Pubs and Restaurants. Westward Ho! is nearby, with its long sandy beaches and championship 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.

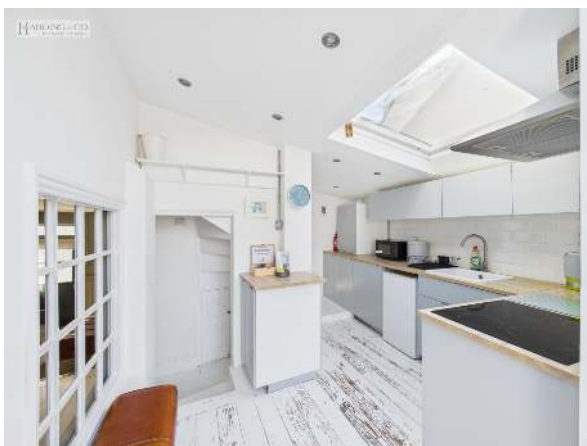
Services: Mains electric, gas and water. Gas fired central heating.

Energy Performance Certificate: D

Council Tax Banding: B

Directions: From Bideford Quay proceed along Kingsley Road to Heywood roundabout, take the second exit straight across signed Northam and Appledore, follow this road and turn right toward Appledore into Churchill Way, continue along this road into the village. Proceed past the main car park and slip way away from the village. Turn right into Irsha Street and Myra Court can be found after short distance on the left-hand side.





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

t: 01237 476544

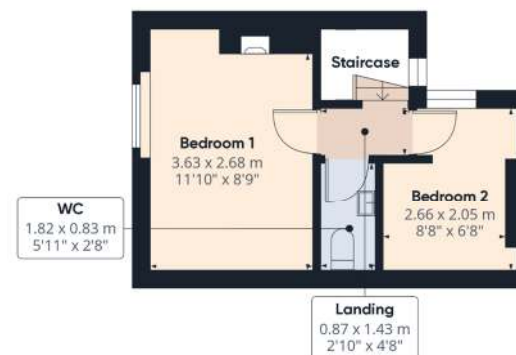
f: 01237 422722

e: bideford@hardingresidential.com

www.hardingresidential.com



Floor 0



Floor 1



Approximate total area^m

52.55 m²

565.65 ft²

Reduced headroom

0.31 m²

3.3 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

