



Appledore

HARDING & CO
ESTATE AGENTS & VALUERS

Nestled in the charming village of Appledore, this delightful studio apartment on Market Street presents a rare opportunity to acquire a property for under £100,000 in this popular village. Perfectly positioned in the heart of the village, this adaptable flat is just a stone's throw from The Quay, allowing you to enjoy the picturesque views and vibrant atmosphere that Appledore has to offer. The apartment features a well-designed reception area that seamlessly integrates with a compact kitchenette and shower room. This property is not only suitable for first-time buyers but also serves as an excellent lock-up-and-leave holiday home or an investment opportunity.

Price Guide: £99,950



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. Other nearby villages include Northam, with its Burrows Country Park offering many attractive walks and stunning vistas, and Westward Ho! with its long sandy beaches and championship Golf Course.

Communal Entrance Hall

With door to;

Apartment 1

Living/Studio Room

16' 3" (4.95m) x 12' 3" (3.73m)

Shower Room

5' 6" (1.73m) x 5' 5" (1.7m)

Energy Performance Certificate: E

Council Tax Banding: A

Services

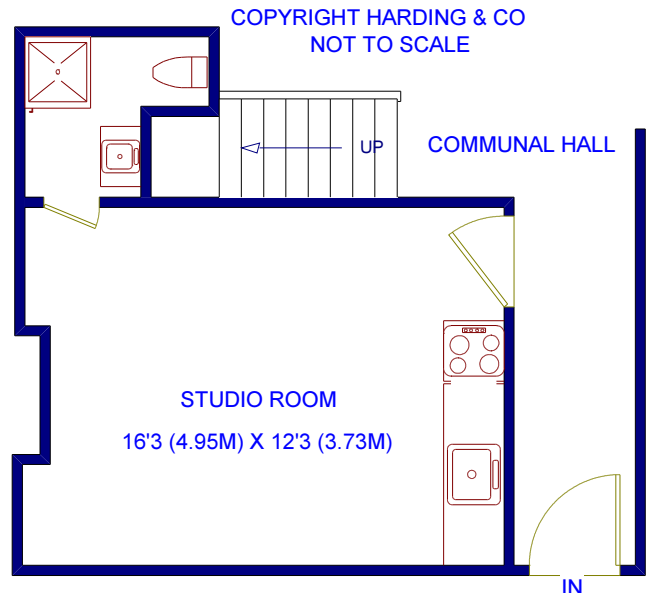
Mains electric, water and drainage, electric heating.

Tenure

We understand that the original lease of 999 years commenced 1st January 2006. There is a peppercorn ground rent of £297.00 per annum, which includes water, service charge, fire security, ground rent Plus owner liable for 10% of any works required.

Directions

Market Street runs parallel to the Quay, once you have parked on the Quay proceed up through the lower part of Bude Street into Market Street and London House will be found on the left hand side.



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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.

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.