



36 New Street,
Appledore, Bideford, Devon EX39 1QJ

Price Guide £295,000

A charming 3 bed mid terrace characterful cottage with beautiful far reaching views across the estuary, country side and out to sea. The cottage provides light and spacious accommodation arranged over 3 floors. Boasting a brand new quartz worktop kitchen to the rear of the property where access to the private rear court yard with steps up to an enclosed lawned garden area. The cottage is situated in a popular location within walking distance of local amenities and Appledore quay front and would make an ideal investment, second home or main residence. Viewing highly recommended.

NO CHAIN

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. Nearby is Northam Burrows Country Park offering many attractive walks and stunning vistas, and Westward Ho!, 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.

Outside

The property's outside space is made up of a private courtyard directly off of the kitchen, where steps will lead you to the south facing elevated rear garden mainly laid with grass and flat areas to have tables and chairs.

Services

All main services connected. Gas CH, part- uPVC DG

Energy Performance Cert: tbc

Council Tax Band: B

Directions: From Bideford proceed towards Northam passing the Durrant House Hotel on your right-hand side. Take the right hand turning signposted Appledore. Follow this road into the Village parking near to the Appledore Sports & Social club (Old British Legion) Proceed on foot taking the right hand turning next to the Appledore Social Club leading directly up to New Street. Number 36, will be found halfway along the left hand side.





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

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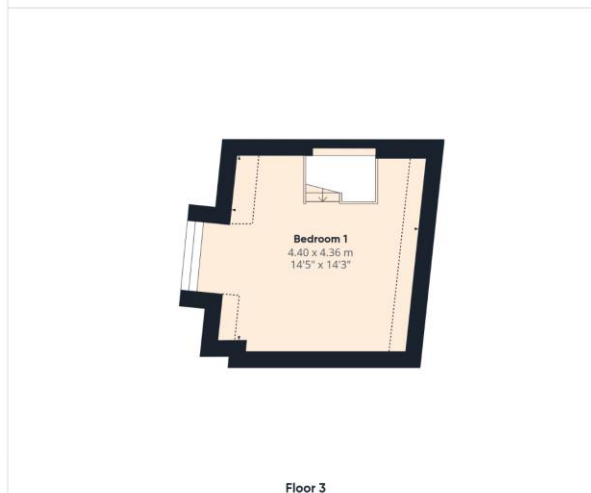
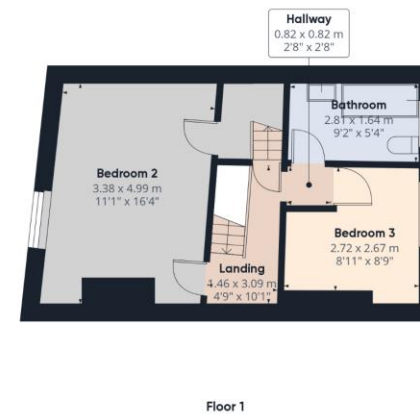
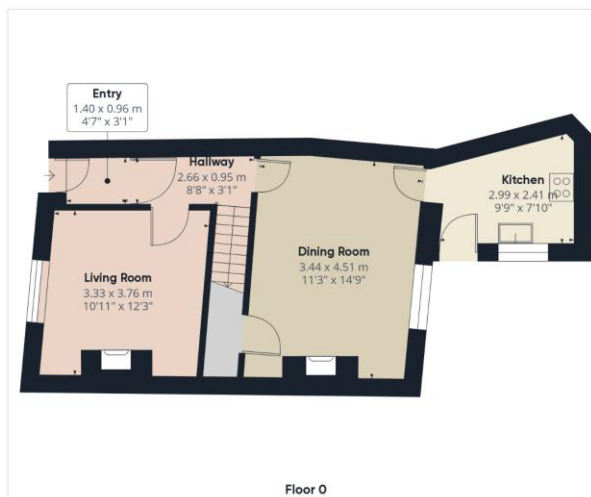
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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.



SCAN ME TO WATCH VIDEO



Approximate total area¹

94.77 m²

1020.09 ft²

Reduced headroom

2.63 m²

28.28 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.

GIRAFFE360

