

18 Myrtle Street



19 Myrtle Street
Appledore, Bideford, Devon EX39 1PH

Price Guide: £250,000

A charming and extremely well presented three bedroom period cottage situated just yards from the picturesque Quayside of Appledore and within a short level walk of the shops & restaurants. Briefly, there is a delightful mature rear garden, 3 generous bedrooms (including a second floor bedroom with shower), sitting room with gas fire, dining room with french doors to the garden, kitchen and ground floor shower room & wc on the half landing. This lovely property is full of character and includes lots of sympathetic features of its period and high quality fixtures and fittings including wooden effect uPVC windows and doors. All mains services are connected including gas central heating. General on-street parking is available near to the property.

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. The A39 North Devon Link Road provides access to the regional centre of Barnstaple.



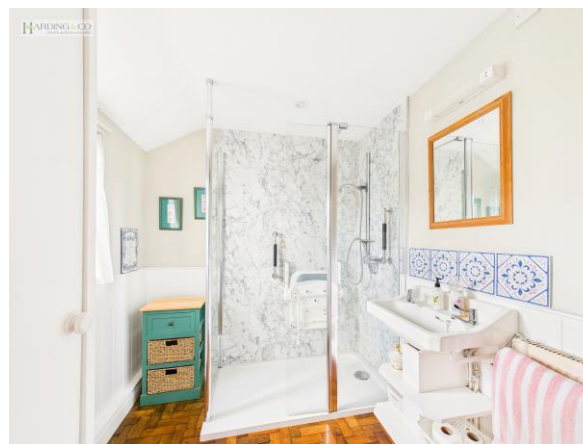
Outside: The garden to number 19 is of particular note. It is uniquely generous for the village, fully enclosed and is full of mature planting with rear pedestrian access. There is a lovely patio area – perfect for sitting and relaxing.

Services: All mains connected. Gas central heating system

Council Tax Band: B

Energy Performance Certificate: D

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 down the hill into Myrtle Street where the property can be found on the right as the road bends.





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Approximate total area⁽¹⁾

38 m²
410 ft²

Reduced headroom

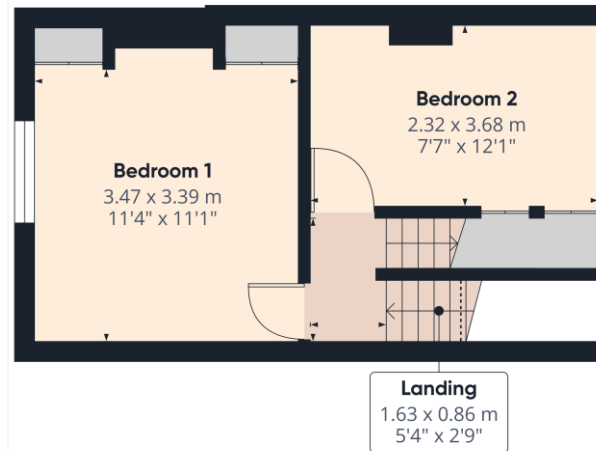
0.8 m²
9 ft²

(1) Excluding balconies and terraces

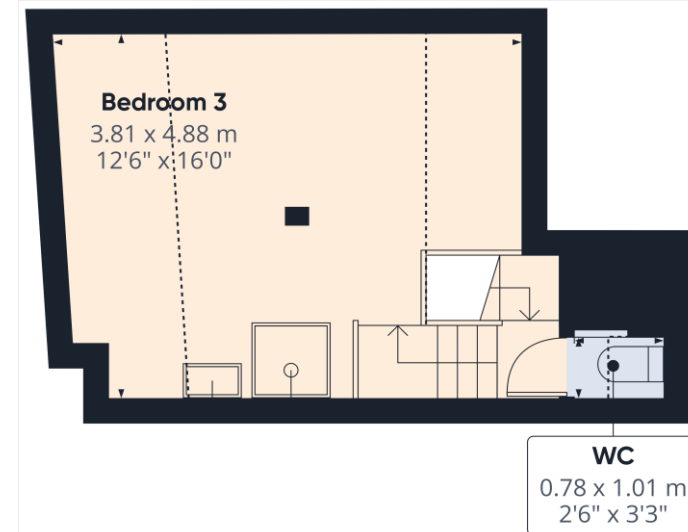
Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Floor 1



Floor 2



Approximate total area⁽¹⁾

18.2 m²
196 ft²

Reduced headroom
7.8 m²
84 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAPHISOFT

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.

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.

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