



## **Beachside Factory Ope, Bideford, EX39 1QW**

**Asking Price £355,000**

Introducing Beachside—a remarkable 3/4 bedroom three-story terraced property located in the charming village of Appledore. This captivating home offers a unique opportunity to own a residence in one of the most picturesque areas of the region. Boasting a prime location just meters away from the quayside, this property presents a truly enticing proposition.

## Description

Introducing Beachside: A Unique Opportunity to purchase a 3/4 Bedroom Terraced House in Charming Appledore

Discover the extraordinary potential of Beachside, an impressive three-storey terraced property nestled just steps away from the quayside in the picturesque village of Appledore. As you step through the front door, you'll be greeted by an inviting entrance hallway, where you'll find a versatile fourth bedroom or study to your right, offering flexible living options to suit your needs.

Ascend the stairs, pausing to admire a delightful stained glass window, and you'll reach the first floor, which houses the heart of the home—the main living area. Here, a modern kitchen and dining space seamlessly blend with a spacious lounge area, creating an open and inviting atmosphere filled with natural light. This is a place where you can comfortably entertain guests, relax with your loved ones, and create cherished memories.

Continuing upwards, another flight of stairs leads you to three generously sized bedrooms on the second floor. These well-appointed rooms offer ample space for rest and relaxation. Completing the picture is a large family bathroom, featuring both a walk-in shower and a luxurious roll-top bath, providing a tranquil haven for self-care and rejuvenation.

Beyond the enchanting allure of the property itself, Beachside enjoys a prime location within the captivating village of Appledore. Immerse yourself in the rich history of this fishing and shipbuilding village, as you explore the narrow cobbled streets and soak up the charm of the quayside. Indulge in the amenities that Appledore has to offer, including a mini supermarket, butchers, post office, school, library, and a vibrant selection of galleries and craft shops. Additionally, you'll be spoiled for choice with a variety of unique pubs and restaurants, where you can savor delectable cuisine and experience the village's lively atmosphere.

For nature enthusiasts, the nearby village of Northam beckons, boasting the stunning Burrows Country Park. Lose yourself in picturesque walks, surrounded by breathtaking views that will leave you in awe. And when you crave the feel of soft sand between your toes, the renowned Westward Ho! beach is just moments away, offering an idyllic seaside escape.

With regular bus services conveniently connecting Appledore to the bustling town of Bideford, located a little over 3 miles away, you'll have easy access to a wide range of national and local shops, banks,

building societies, and an array of recreational facilities. And thanks to its proximity to the A39 North Devon Link Road, Appledore ensures excellent connectivity to the main regional center of Barnstaple, approximately 12 miles distant. From Barnstaple, you can seamlessly access the national motorway network, including the M5, opening up limitless possibilities for exploration and travel.

In summary, Beachside presents an unparalleled opportunity to own a remarkable property within the enchanting village of Appledore. With its captivating features, convenient amenities, and desirable location, this is more than a home—it's an extraordinary lifestyle waiting to be embraced. Don't miss out on this exceptional offering.

Contact us today to seize this unique opportunity and embark on a new chapter in the stunning village of Appledore.

## Services and Tenure Information

Tenure- Flying Freehold

EPC - D

Council tax - B

Gas central heating

Mains electric, water, and drainage

Vendor Position: No onward chain

Study / Bedroom 4 9'6" x 8'4" (2.92 x 2.55)

Kitchen/Diner 17'1" x 10'11" (5.21 x 3.35)

Lounge 17'1" x 12'3" (5.21 x 3.74)

Bedroom 1 9'11" x 8'7" (3.04 x 2.63)

Bedroom 2 6'9" x 11'6" (2.07 x 3.52)

Bedroom 3 6'9" x 10'7" (2.07 x 3.23)

Bathroom 9'11" x 7'3" (3.04 x 2.21)

## Measurements

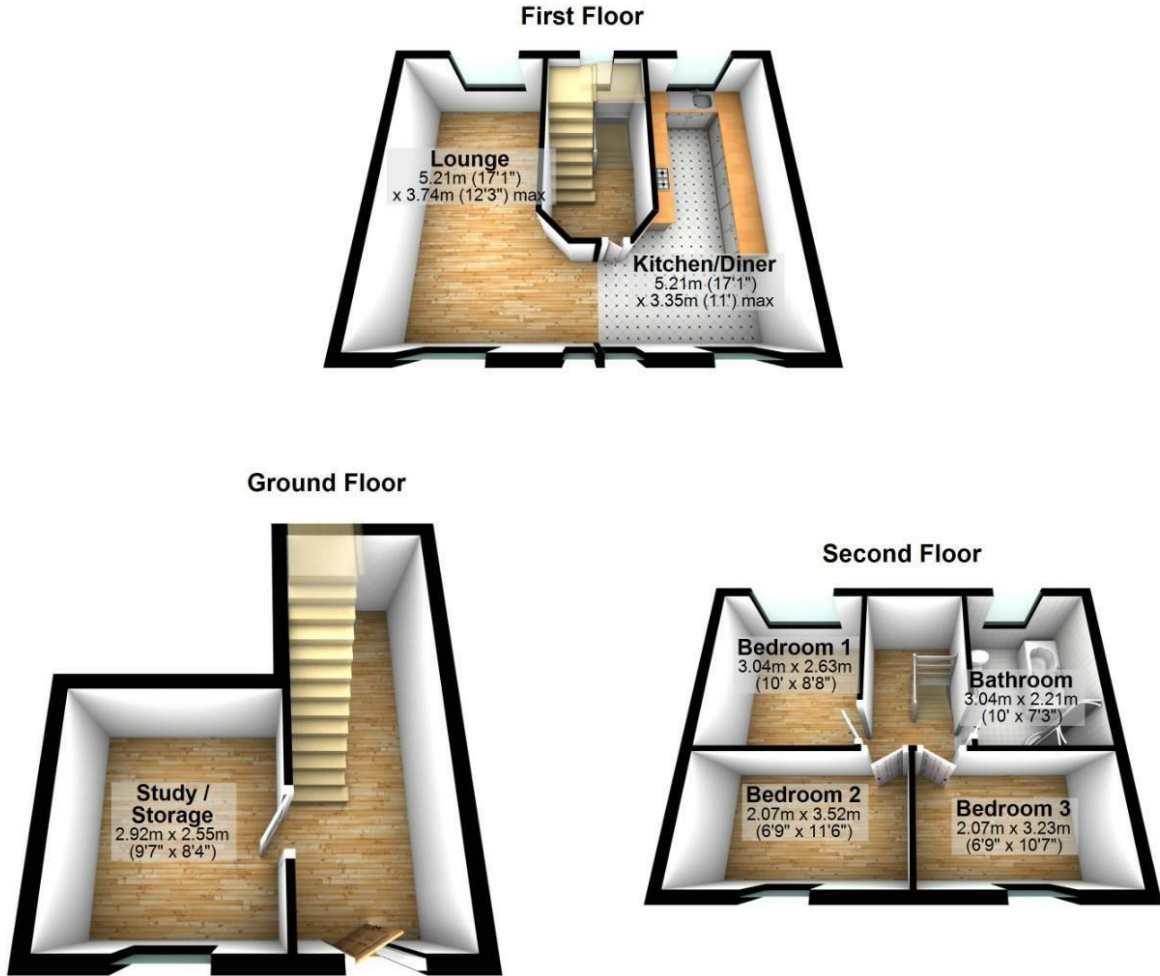
While we endeavour to make our particulars accurate and reliable all measurements are approximate and should not be relied upon.

## Consumer Protection and Unfair Trading Regulations

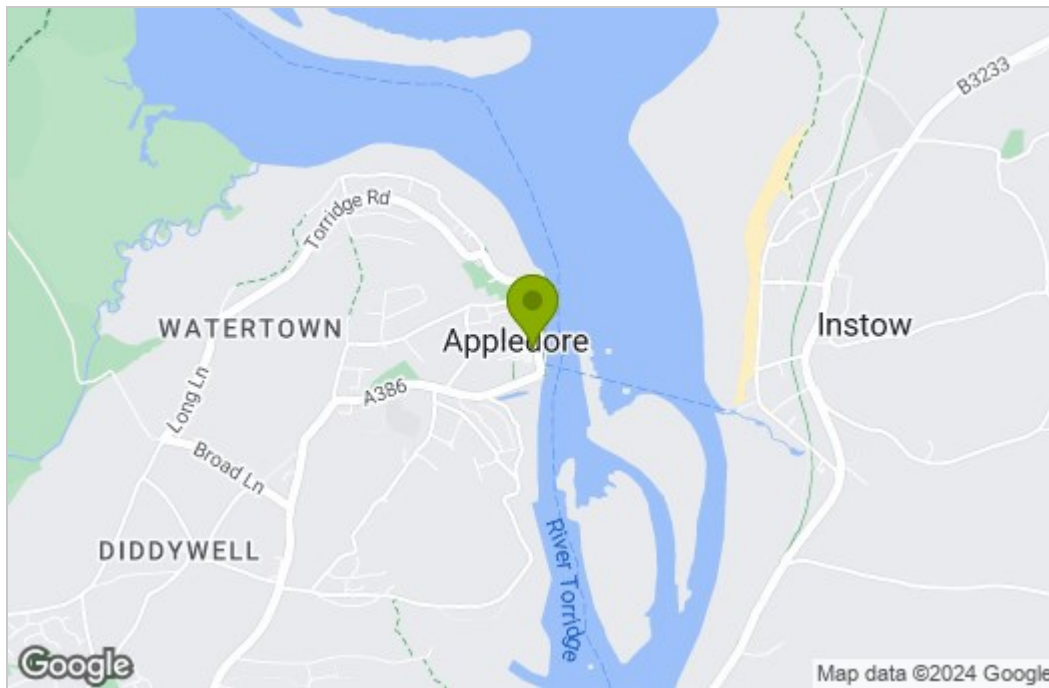
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property

and make an appointment to view before embarking  
on any journey to see a property.

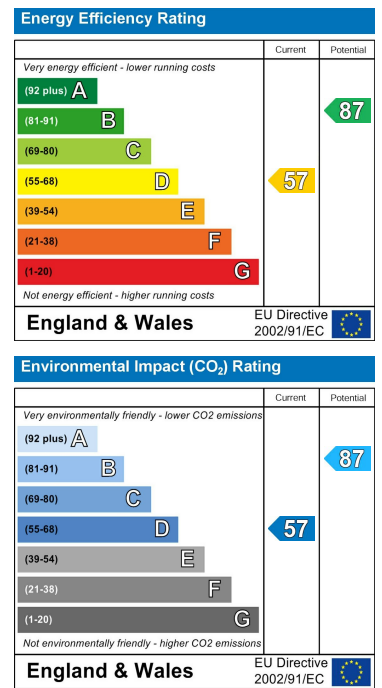
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Suite 103 Artavia House, Barnstaple, Devon, EX32 8HG  
 Tel: 01271377237 Email: enquiries@collyers.biz  
 78 Fore Street, KINGSBRIDGE, Devon, TQ7 1PP