



Sal's Place,
138 Irsha Street, Appledore Devon, EX39 1RY

Price Guide: £247,500

A characterful 2 bedroom cottage located in one of Appledore's most sought-after streets and considered perfect for a holiday bolthole or second home. This property is currently a successful holiday let located just footsteps from the Estuary, slipway and parking and having its own delightful cottage-style 'secret' garden. Entrance lobby, living room open plan to fitted kitchen, g/f cloakroom, 2 bedrooms, first floor bathroom, private garden.

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 lovely, cottage-style garden is a particular feature and is accessed via a private pathway adjacent to the cottage. This fully-enclosed outdoor space is paved for ease of maintenance and planted with attractive mature shrubs. It enjoys a sunny aspect and is perfect for morning coffee, alfresco dining or simply a peaceful spot in which to relax.

Services: Mains electric & Water.

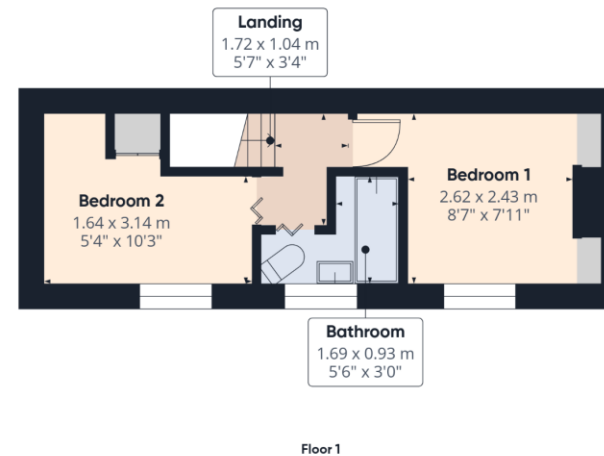
Energy Performance Certificate: G

Council Tax Banding: Currently Business Rated

Directions:

From Appledore Quay with the river on your right follow the road along into the main car park in front of the church. It is recommended that you park here and proceed on foot to the far side of the car park which leads directly into Irsha Street where the property will be found after a short distance on the left hand side just after the minibeach.





Approximate total area¹⁾
37.5 m²
403 ft²

Reduced headroom
0.9 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.

GIRAFFE 360

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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.

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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