



4 Victoria Crescent
Appledore, Bideford, Devon EX39 1RS

Price Guide: £335,000

HARDING & CO
ESTATE AGENTS & VALUERS

A charming end of terrace, period home with a sunny garden superbly located in the heart of the village yet nestled peacefully at the end of a quaint pedestrian-only lane just footsteps from the nearest slipway and a short stroll from the quay. The property enjoys lovely views of the Estuary, Instow and the countryside beyond and benefits from private ownership of a pathway affording direct access from the front door to Torridge Road where unrestricted on-street parking is available. The accommodation has been tastefully modernised in recent times and is versatile, comprising 2 double bedrooms, family bathroom, sitting room, kitchen/breakfast room, downstairs WC, utility room and study/bedroom. 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.

Irsha Street is a very popular residential road with two small slipways, and its multi coloured cottages which come in all shapes and sizes. There is a waterside pub, The Beaver, being within a short walk, and limited parking can be found at various points along the road, or in nearby roads accessed off the alleyways. The long established right to moor a boat in the estuary, is also another perk to living in this village.

Outside: To the front of the property, a small courtyard can be found, currently being used for storage. At a higher level, towards No.4's exclusive access lane, an elevated and sunny private terrace can be found. On street parking is available and close to the property with private access to Torridge Road.

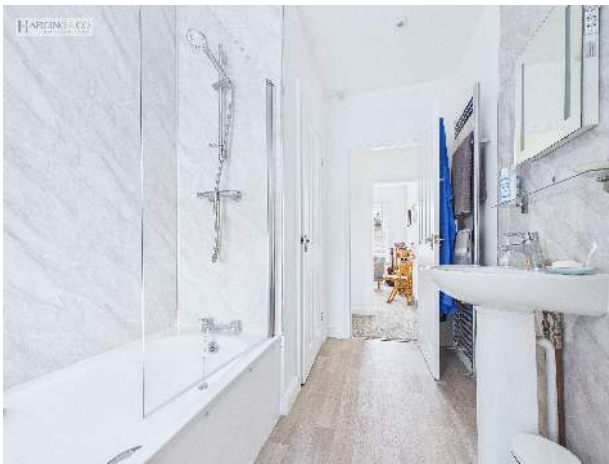
Services: All main services connected, gas fired central heating.

Energy Performance Certificate: D

Council Tax Banding: A

Directions: By car, drive through the village, passing St Marys church on the left and continue round into the Torridge Road. After a short distance the pathway with no.4 marked, leading to the cottage, can be found on the right immediately before a bungalow called "Petrock" On foot, access can also be gained via a private pathway off Irsha St, opposite the Beaver pub and between two cottages called Meanders and Bimbo Cottage.





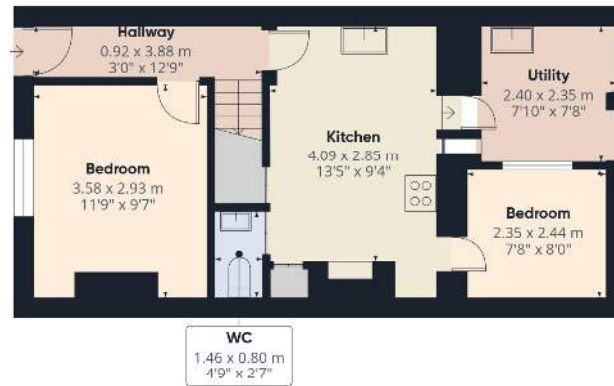
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Floor 0



Floor 1



Approximate total area⁽¹⁾

70.4 m²

758 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



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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