

## 34 Meeting Street, Appledore, Bideford, EX39 1RJ

£395,000

- Charming two-bedroom character cottage
- Extended, spacious accommodation
- Versatile boarded loft room
- Contemporary Kitchen
- Beautifully presented with modern finishes
- Estuary views
- Close to quayside and amenities in Appledore
- NO CHAIN!

## 34 Meeting Street, Bideford EX39 1RJ

Morris and Bott are delighted to present this charming and beautifully presented two-bedroom character cottage, complete with a versatile boarded loft room and enjoying delightful estuary views. Ideally positioned just a stones throw from the quayside, the property is also just a short stroll from the village shops and bustling village of Appledore. This thoughtfully extended home offers generous and well-balanced living accommodation, perfectly suited as either a comfortable main residence or an idyllic holiday home. The property combines character features with modern finishes throughout, including a stylish, well-appointed kitchen and a contemporary bathroom, creating a welcoming and move-in-ready home.



Council Tax Band: Exempt



## Location

Situated within the heart of Appledore, Meeting Street is a charming and sought-after location made up of colourful period cottages and narrow characterful lanes, all just a short stroll from the picturesque quayside. Appledore is a thriving fishing village renowned for its maritime heritage, vibrant community atmosphere, independent shops, galleries, cafés and popular pubs and restaurants. The village enjoys an enviable position overlooking the Taw and Torridge estuary, with nearby access to the sandy beach at Instow, the North Devon coastline and the renowned South West Coast Path, making it an ideal setting for both full-time living and coastal escapes.

## Ground Floor

### Entrance Hall

### Lounge

10'9 x 9'9

### WC

### Kitchen

12'6 x 10'6

### Bathroom

## Dining Room

12'8 x 5'5

## First Floor

### Bedroom One

12 x 11'8

### Bedroom Two

14'1 x 9

## Second Floor

### Loft Room/Bedroom Three

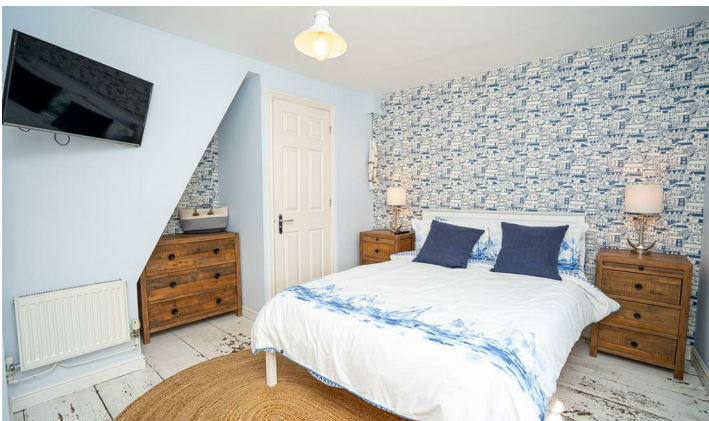
14'8 x 11'10

## Outside

The property benefits from a rear courtyard garden laid with patio slabs and accessed via the dining area, providing a low-maintenance outdoor space ideal for relaxing or al fresco dining.

## Services

All mains services connected, gas fired central heating.



## Directions

From Appledore Quay, with the estuary behind you, walk inland along the Quay and continue straight, before turning left into Meeting Street. Continue a short distance up the road, where No. 34 can be found on the left-hand side. The walk takes just a few minutes, although the incline is slightly steep in places.



## Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

