

Sailmakers Cottage

Price Guide: £355,000

7 Meeting Street, Appledore, Devon, EX39 1RJ

HARDING & CO
ESTATE AGENTS & VALUERS

Combining "olde worlde" charm with modern living, an attractive end of terrace 2 bed cottage (both en-suite) benefitting from private parking. The cottage is located in popular Meeting Street in the centre of Appledore, and has been the subject of much expenditure by the present owner in recent years, cleverly combining a modern open and spacious feel with a pretty Appledore cottage exterior. With 2 great sized bedrooms, Large bathroom/en suites for both bedrooms, large open plan living room and kitchen, gas central heating, cobbled yard/parking area.

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.



Accommodation comprises:

Kitchen
10'10 x 10'9 (3.30m x 3.30m)

Open Plan Living Dining Area
11'0 x 24'0 (3.35m x 7.32m)

Bedroom 1
11'2 x 11'4 (3.42m x 3.46m)

Jack & Jill Bathroom
5'7 X 7'1 (1.71m x 2.16m)

Bedroom 2
12'6 x 8'8 (3.82m x 2.66m)

Bedroom 2 En Suite
7'8 x 3'11 2.36m x 1.21m)

Services: All main services connected, Gas Central Heating.

Council Tax Band: C

Energy Performance Rating: D

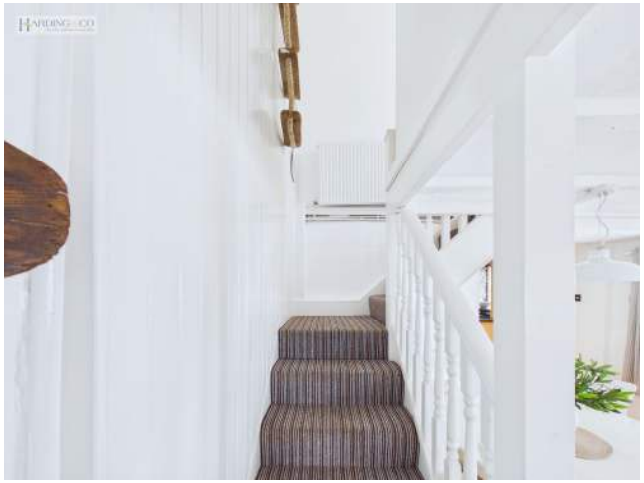
Outside
Private parking for one vehicle next to the cottage on a cobbled courtyard, with the space to create a fenced off garden area behind the parking, if required.

Directions
Enter Appledore, continue down the hill into the village along the Quay with the Estuary on your right. Just before the Seagate Hotel, take the left turn into Meeting Street. The property can be found after a short distance on the left hand side after our Appledore Office and the Champ Public House.

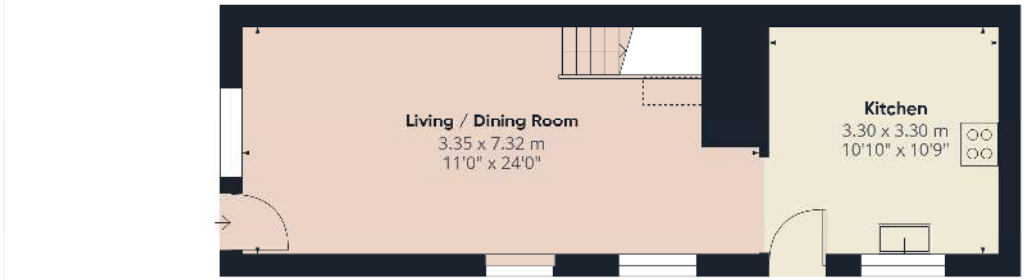




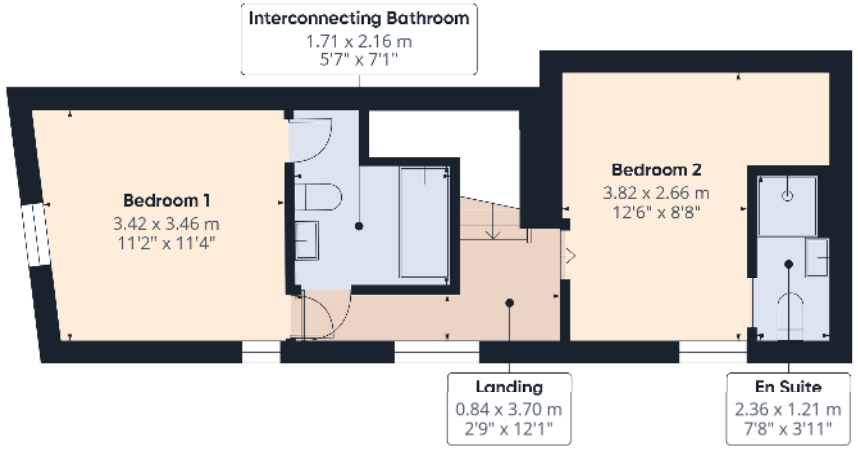








Floor 0



Floor 1

Approximate total area[1]
69.9 m²
752 ft²

Reduced headroom
0.3 m²
3 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.

GIRAFFE360

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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.








APPLEDORE