



**2 New Quay Street
Bideford, EX39 1LU**

Guide Price £160,000

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MAIN FEATURES:

- **Beautifully Presented Second Floor Apartment with Views over the Estuary**
- **Modern Fitted Kitchen with Breakfast Bar**
- **Good Size Lounge/Diner**
- **Double Bedroom & Modern Shower Room/WC**
- **Landlords Only - Paying Tenant in Situ**
- **Long Lease**

Situated in the heart of the picturesque fishing village of Appledore, this beautifully presented second floor apartment offers an excellent opportunity for landlords seeking an investment with a paying tenant already in situ. Enjoying lovely views over the estuary, the property combines modern living with the charm of one of North Devon's most desirable coastal locations. The accommodation includes a bright and spacious lounge/diner, perfect for relaxing or entertaining, alongside a modern fitted kitchen complete with breakfast bar. There is a generous double bedroom and a stylish contemporary shower room/WC, all finished to a high standard throughout. The property also benefits from a long lease, offering added peace of mind for investors.

Appledore is renowned for its colourful streets, welcoming community and waterside setting. Residents can enjoy independent cafés, traditional pubs, galleries and scenic walks along the estuary and nearby coastline. The village also offers easy access to Westward Ho! beach, the Tarka Trail and the wider attractions of North Devon, making it a highly sought-after place to live and visit. An ideal buy-to-let investment in a thriving coastal village location.



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.
For further information contact us:
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We're Open:
8am – 8pm 7 days a week

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