



## 1 Hillcliff Terrace, Irsha Street, Appledore, EX39 1SA

Asking Price £485,000

- Charming three-bedroom character home
- Located in the heart of Appledore
- Low-maintenance rear courtyard garden
- Delightful Kitchen/Breakfast Room
- Sought After Location
- NO CHAIN!
- Well Presented Throughout
- Short stroll from the picturesque quayside

# 1 Hillcliff Terrace, Irsha Street, Appledore EX39 1SA

Morris & Bott are delighted to offer for sale this charming three-bedroom character home, enviably positioned on the highly sought-after Irsha Street in the heart of Appledore. Just a short stroll from the picturesque quayside, 1 Hillcliff Terrace beautifully combines period charm with modern living, offering spacious and well-presented accommodation throughout. The property benefits from a stylish fitted kitchen, three generously proportioned bedrooms, and a contemporary bathroom suite, all finished to an excellent standard. To the rear, a delightful low-maintenance courtyard garden provides a private outdoor space ideal for relaxing or entertaining. Situated within easy reach of Appledore's popular cafés, restaurants, galleries, and coastal walks, this attractive home presents a wonderful opportunity to acquire a property in one of North Devon's most desirable coastal villages.



Council Tax Band: C



## GROUND FLOOR

### Hallway

Welcomes you into the home.

### Lounge/Diner

23'2" x 11'0"

A generous sized lounge/diner, with large bay window and feature fireplace. Ample room for a dining table and understairs storage.

### Kitchen/Breakfast Room

14'11" x 11'0"

Fitted with matching hand and eye level units with butler sink, a large electric oven and hob with extractor hood over and space for a fridge freezer.

### WC/Utility

7'10" x 5'2"

Fitted with hand level units with a butlers sink, and an integrated washing machine. Also comprising a low level WC.

## FIRST FLOOR

### Bedroom 2

11'11" x 8'9"

Double bedroom with feature fireplace.

### Bedroom 3

12'1" x 8'3"

A further double bedroom overlooking Irsha Street.

### Bathroom

10'5" x 7'4"

Comprising of a large shower with rainfall shower and handheld attachment, bath with mixer taps, low level WC, wash hand basin and heated towel rail.

### Study

Proving access to the second floor but also a handy space for a study.

## SECOND FLOOR

### Bedroom 1

17'9" x 13'1"

A generous double bedroom with estuary/sea views from the dormer window.

### Outside

The rear of the property is immediately laid to a small patio with decked steps leading up to the flat roof, which creates a seating area.



## Directions

Upon reaching Appledore at the top of the village continue down the main Richmond Hill, following this road onto Appledore Quay. Proceed along the quay passing the array of shops and pubs on your left. At the end of the quay the road veers left up to the church, just after passing the church take the right hand turning onto Irsha Street. Follow Irsha Street passing the Beaver Inn pub on your right, and just as you are coming to the end you will find 1 Hillcliff Terrace on your left handside.



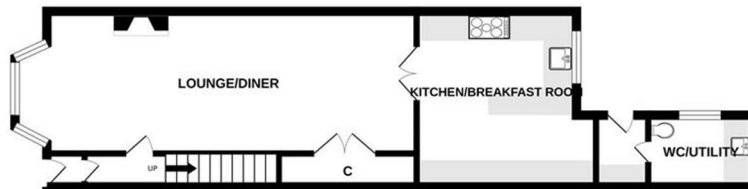
## Viewings

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

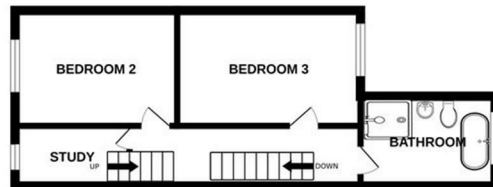
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(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	



1ST FLOOR



2ND FLOOR

