HARDING & CO
ESTATE AGENTS & VALUERS







26 Market Street

Appledore, Bideford, Devon EX39 1PP

Price Guide £325,000

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An exquisite Grade II listed 2 bedroom house situated in the vibrant heart of this highly sought-after seaside village. This delightful property has been the subject of a sympathetic restoration in recent times retaining many period features such as the beautiful bow-fronted window, wide floorboards and original fireplaces which have been showcased alongside considered refinements such as limestone flagstone flooring, lime-washed walls, period style cast iron radiators and light fitments. The accommodation consists of a series of wonderfully serene rooms which briefly comprise 2 bedrooms, bathroom, kitchen/breakfast room, 2 interconnecting reception rooms and an enclosed rear courtyard garden.
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. 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. The A39 North Devon Link Road provides access to the regional centre of Barnstaple.

Outside
The property has a private and fully enclosed rear courtyard accessed from the kitchen.

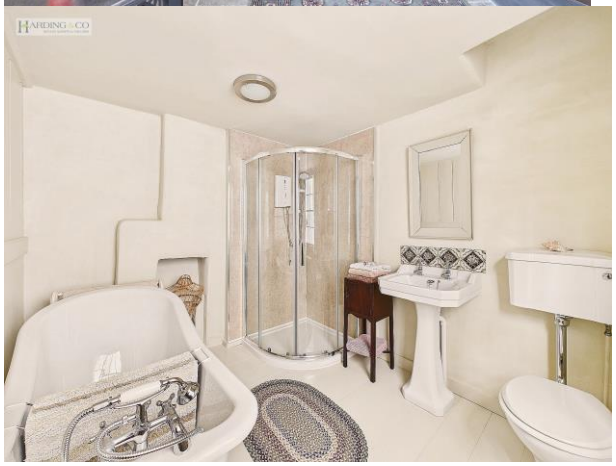
Services
All main services connected. New boiler and central heating system.

Council Tax Band: B

Energy Performance Certificate: Exempt

Directions
From Bideford Quay proceed along Kingsley Road to Heywood Road roundabout; take the second exit, straight across, signed Northam & Appledore. Follow this road uphill and turn right towards Appledore into Churchill Way, follow this road down into the village.
As Market Street is pedestrian, park on the quay. On foot turn into Quay Side (by the Bethel Chapel) and then left into Market Street.

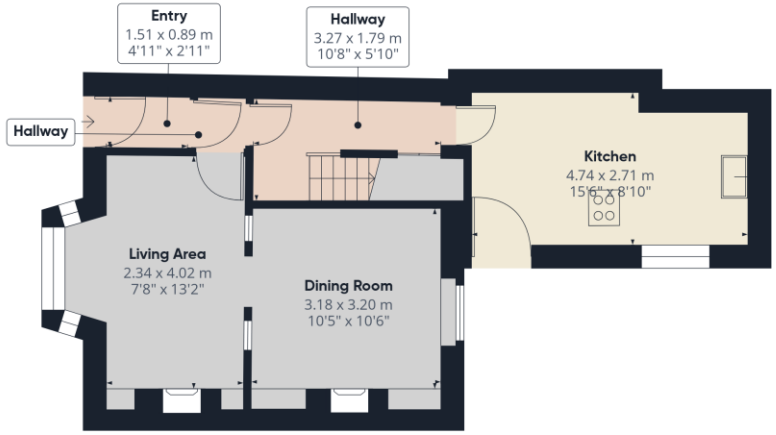




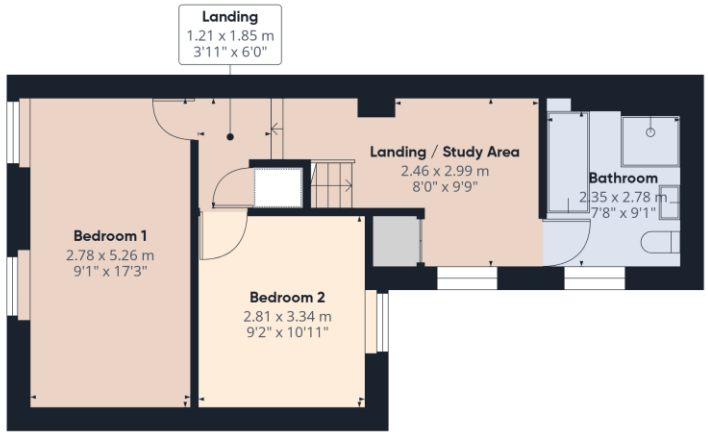








Floor 0



Floor 1

Approximate total area(1)

85.7 m²

923 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

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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.







