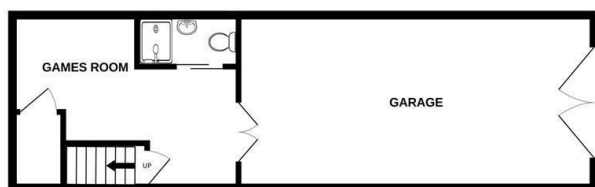


LOWER GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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3 Bed House - Terraced

The Boat House, 12a New Street, Appledore, Bideford, EX39 1QJ

Price Guide

£495,000

- Unique three-bedroom period home
- Overlooking the historic Richmond Dry Dock
- No onward chain
- Spacious roof terrace with elevated views
- Cinema/games room
- Rare integral double garage/workshop
- Successful holiday let with versatile potential
- Central Appledore location

Directions

From Bideford Quay, proceed towards Heywood Road (A386) and continue straight across Heywood Roundabout, following signs for Northam and Appledore. Continue along the A386 before turning left onto the A4133 towards Appledore. Follow the road down into Appledore and take the right hand turn onto New Street at the bottom of the hill, the property will be found on your right hand side.

Looking to sell? Let us
value your property
for free!

Call 01237 879797
or email bideford@phillipsland.com

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Room list:

Location

Accomodation

Ground Floor

Entrance Hall

Bedroom Three
3.38 x 2.68 (11'1" x 8'10")

Bathroom

Bedroom Two
3.84 x 3.72 (12'7" x 12'2")

Bedroom One
3.76 x 3.59 (12'4" x 11'9")

Ensuite

Open Plan living
6.63 x 5.15 (21'9" x 16'11")

Lower Ground Floor

Games Room
7.41 x 5.20 (24'4" x 17'1")

Shower Room

Garage
11.27 x 5.29 (37'0" x 17'4")

Outside

Overview

Outside

Services

Type your text here

Council Tax band

C

EPC Rating

D

Tenure

Freehold

Viewings

Strictly by appointment with the
Phillips, Smith & Dunn Bideford
branch on
01237 879797

