

17 Market Street, Appledore, Bideford, EX39 1PW

Asking Price £325,000

- Fully Renovated Throughout
- Lounge/Diner
- Sought After Village Location
- Double Fronted
- Charming Features
- Heart of Appledore
- Holiday Let Potential
- No Chain
- Immaculately Presented
- VIDEO TOUR ONLINE

# 17 Market Street, Bideford EX39 1PW

This charming cottage is situated within one of Appledore's oldest and most sought after charming streets, Market Street, just stumbling distance from the popular quayside. This three bedroom cottage has recently been renovated throughout and has the luxury of being ready to move straight in to. Briefly comprising on the ground floor of a lounge/diner to the front of the property and a cottage style kitchen to the rear. The first floor boasts two double bedrooms and one single bedroom with a good sized shower room. Morris and Bott suggest early internal viewings to avoid disappointment.



Council Tax Band: B



## GROUND FLOOR

### LOUNGE/DINER

18'10" x 14'5"

You are welcomed into the lounge/diner as you enter the home, offering a social living space with a fireplace and log burner inset.

### KITCHEN

17'11" x 5'9" narrowing to 3'5"

A cottage style kitchen found at the rear of the home, fitted with a range of matching hand level units, perfectly finished with oak worktops. Equipped with gas hob and electric oven, under counter space for a fridge and a stainless steel sink. Also offering access out onto the small courtyard and store room which has plumbing for a washing machine.

## FIRST FLOOR

### BEDROOM ONE

14'11" x 9'3"

A generously proportion double bedroom situated to the front of the property overlooking the picturesque Market Street.

### BEDROOM TWO

11'3" x 8'9" narrowing to 5'0"

A further good sized double bedroom.

### BEDROOM THREE

11'1" x 6'9"

A single bedroom at the back of the property.

### SHOWER ROOM

7'5" x 7'3"

A tasteful shower room comprising of a large walk in shower, low level WC and wash hand basin.

### OUTSIDE SPACE

12'11" x 4'5"

This bijou outside space, could accommodate a bistro table and chairs and has a handy rear access via Gibbs lane, perfect for bringing in dogs and avoiding coming in through the home. The outside store room has plumbing for a washing machine.

### SERVICES

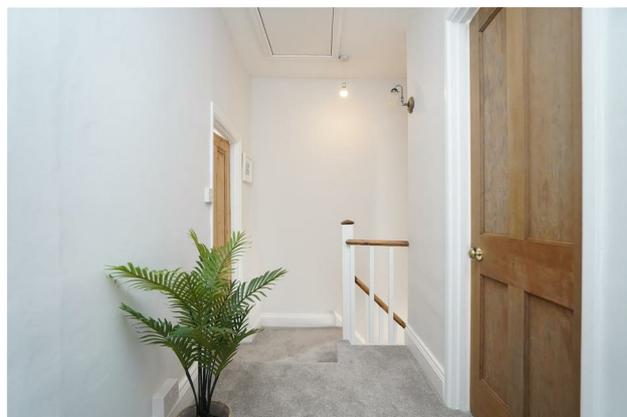
All mains services connected. Gas central heating.

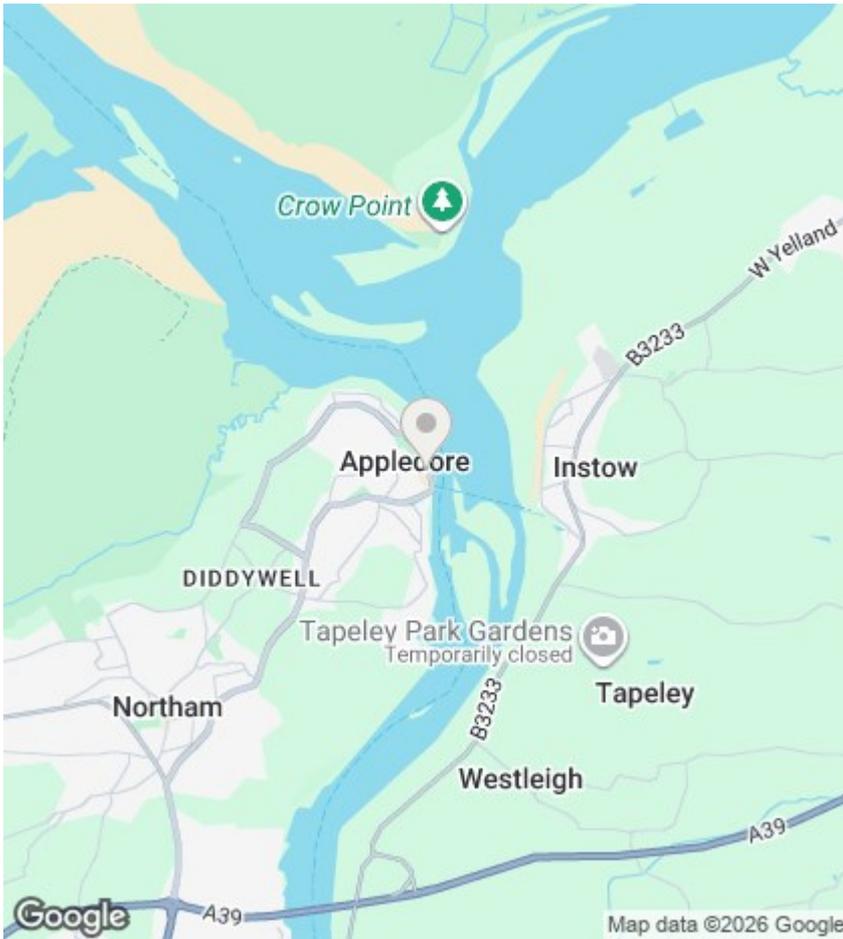
### HOLIDAY LET POTENTIAL

This cottage offers great potential as a holiday cottage, and award winning agents [Holidaycottages.co.uk](http://Holidaycottages.co.uk) have put together information on how the property would perform, should potential buyers wish to holiday let. For information on the potential income the cottage could generate contact the Morris and Bott team to find out more.

## VIEWINGS

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.

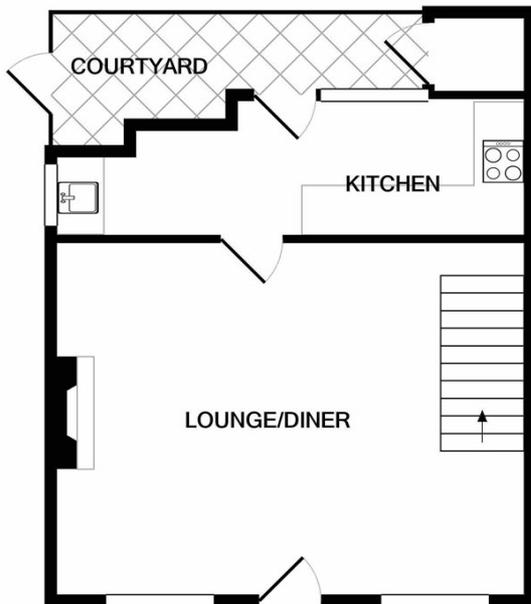




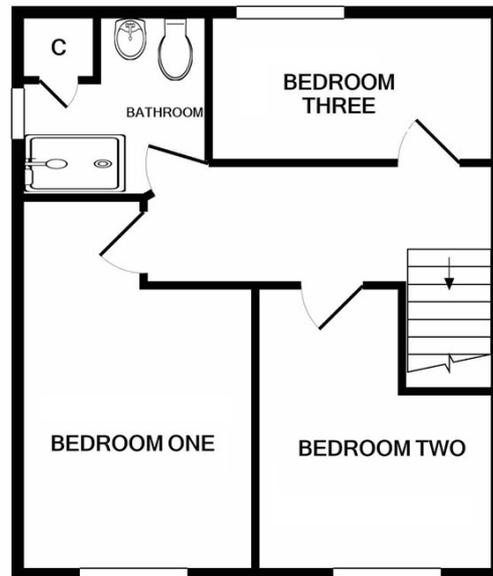
## Directions

From Bideford follow sign posts for Appledore and Westward Ho! Continue along this road passing the Durrant House Hotel on your right. At the next junction, turn right onto the A386 onto Churchill Way, signposted Appledore. Continue along this road passing Torridge Pool on your right hand side. Follow this road into Appledore passing Appledore FC on your right hand side. Bear round to the right and descend the hill passing the fire station on your right and follow onto the quay. Market Street is pedestrianised and is set back from the quayside running parallel to it. On road parking can usually be found on the quayside. Number 17, if you're coming from the Royal Plaice fish and chip shop can be found on the left hand side clearly marked.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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