



Sea Lavender Cottage, Market Street, Appledore

Asking Price £385,000

- Three Bedrooms
- Immaculately Presented
- Lounge with Woodburner
- Characterful Cottage
- No Chain!
- Heart of Appledore
- Charming Features
- Well Equipped Kitchen
- Stones Throw From The Quay
- Successful Holiday Let

Sea Lavender Cottage, Market Street, Appledore, EX39 1PP

Morris and Bott are delighted to offer this charming characterful cottage, located within the heart of Appledore. This immaculately presented 3 bedroom Cottage boasts tasteful and well-planned accommodation throughout and is currently run as a successful holiday let. The property will suit those seeking an established holiday let, and is being offered as a going concern, however, would alternatively suit those seeking a quaint second home or a comfortable home for full-time occupation. Early viewings are advised to avoid disappointment.



Council Tax Band: A



Porch

Welcomes you into the home.

Lounge

10'4" x 10'2"

This comfortable reception room is found at the front of the property with an attractive log burner creating a cosy focal point for the room, along with character shutters on the window.

Kitchen/Diner

13'5" x 10'3"

The kitchen/diner is found at the rear of the cottage and is well-fitted with a range of work surfaces comprising a butler sink and matching hand and eye level units. Also featuring a built-in oven and hob with extractor over, dishwasher, washing machine and room for a fridge/freezer. With ample dining space and french doors leading out to the courtyard.

Boot Room

A handy room giving access to the downstairs shower room and providing ample storage space.

Shower Room

5'3" x 5'3"

Comprising of a shower cubicle, low level WC and wash hand basin.

First Floor

Bedroom One

13'7" x 10'4"

A good sized double bedroom found at the front of the property, benefitting from an understairs storage cupboard.

Bedroom Three

8'2" x 7'7"

A further good sized bedroom.

Bathroom

7'1" x 5'4"

Comprising of a three piece white suite with bath and shower over, low level WC and wash hand basin.

Second Floor

Bedroom Two

18'2" x 9'5"

A double bedroom with characterful exposed brick feature wall.

Outside

The property benefits from a private rear courtyard with space for a table and chairs.

Services

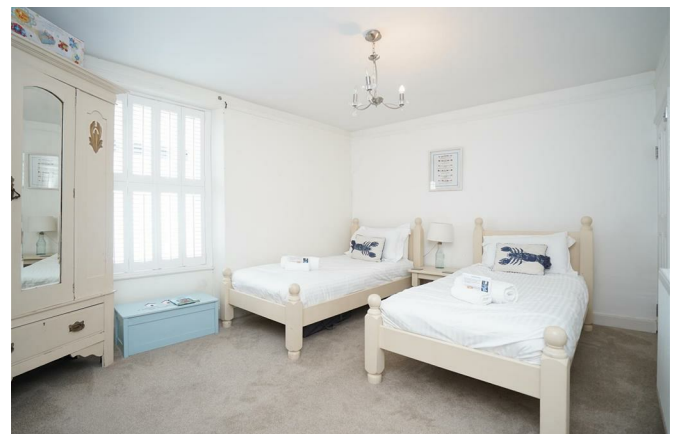
All mains connected, gas fired central heating.

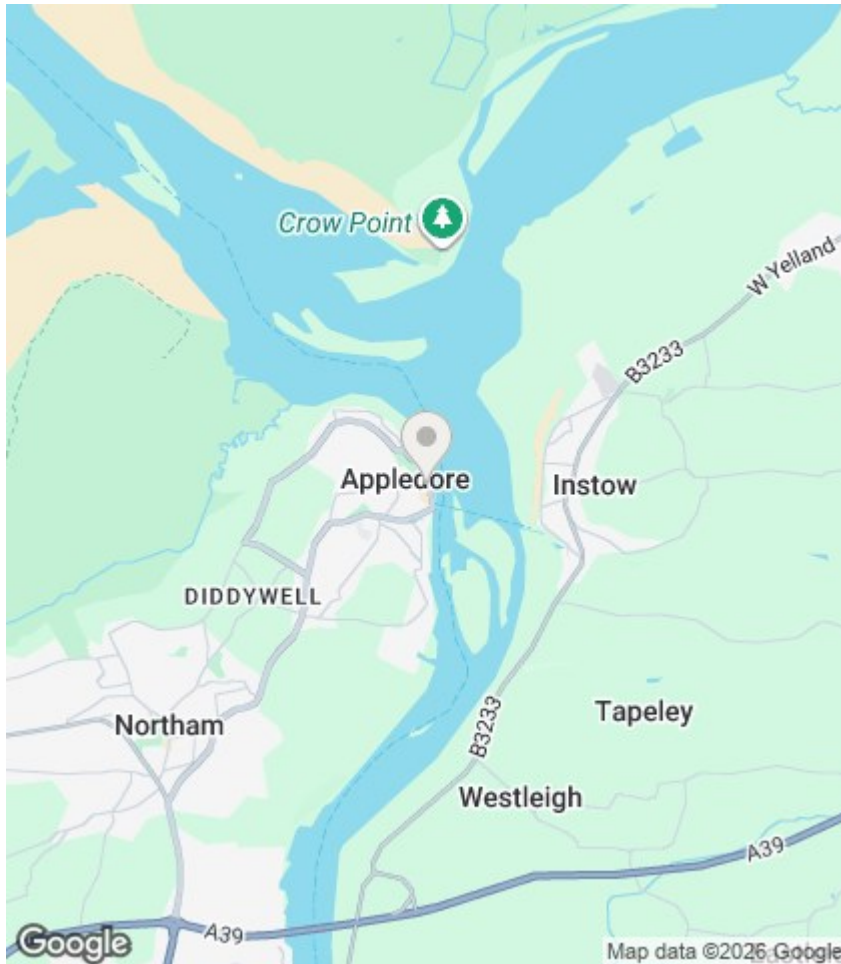
Viewings

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

Holiday Letting

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





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

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

