PS&D

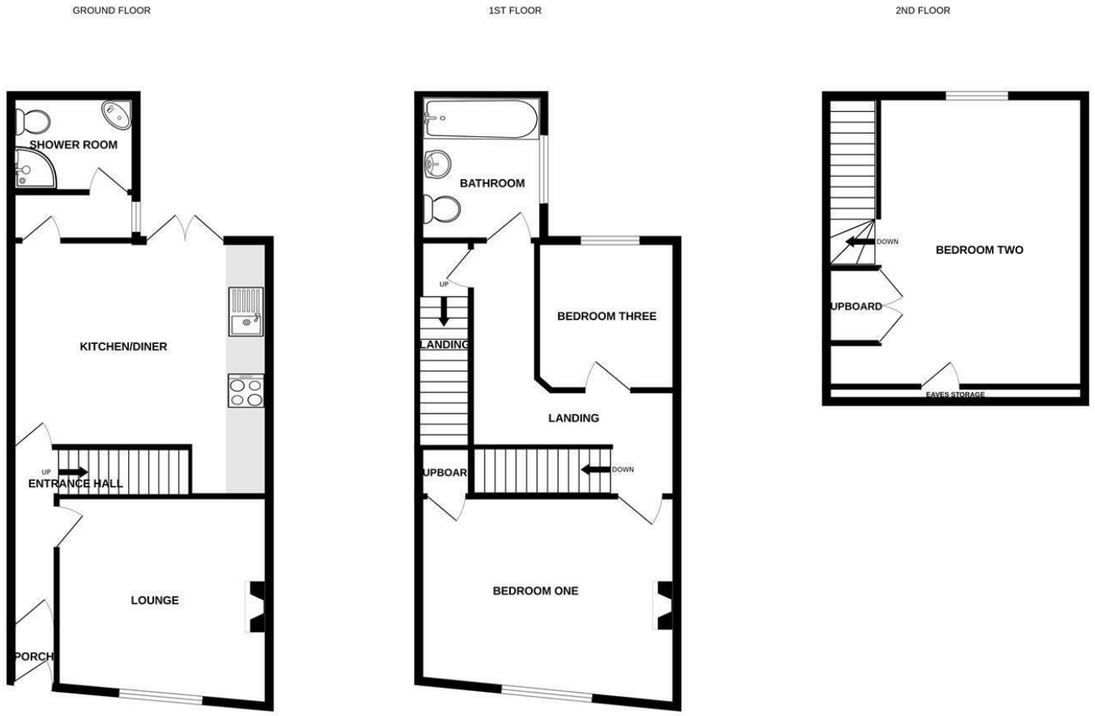
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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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 39, if you're coming from the Royal Plaice fish and chip shop can be found on the left hand side near the end of Market Street, clearly marked.

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

Call 01237 879797

or email bideford@phillipsland.com

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3 Bed Cottage

Sea Lavender Cottage 39 Market Street, Appledore, Bideford, EX39 1PP

Offers Over

£365,000

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





Overview

Phillips Smith & Dunn 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.

Services
All mains services connected

Council Tax band
A

EPC Rating
D

Tenure
Freehold

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



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.

Room list:

Porch

Lounge
3.16 x 3.12 (10'4" x 10'3")

Kitchen/Diner
4.10 x 3.13 (13'5" x 10'3")

Boot Room

Shower Room
1.62 x 1.61 (5'4" x 5'3")

First Floor

Bedroom One
4.16 x 3.17 (13'8" x 10'5")

Bedroom Three
2.49 x 2.33 (8'2" x 7'8")

Bathroom
2.18 x 1.64 (7'2" x 5'5")

Second Floor

Bedroom Two
5.55 x 2.88 (18'3" x 9'5")

Outside

Services

Viewings

Holiday Lettting



