



Apartment 2

The Old Gaiety, 109 Irsha Street, Appledore, Bideford, Devon EX39 1RY

Price Guide £184,950

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A spacious ground floor 2 bed (1 en-suite) apartment in a small development of just 6 waterside apartments next to the Irsha St slipway, which was cleverly converted from the former Appledore cinema within the last 10 years. The accommodation consists of 2 double beds, an en-suite shower room, bathroom and a large open plan living room with a corner fitted kitchen. Gas GH. This property is an ideal holiday let or equally could be used as a permanent or second home.

Irsha Street is a very popular residential road with two small slipways, and its multi-coloured cottages which come in all shapes and sizes. There are two waterside pubs (The Beaver & The Royal George re-opening soon) being within a short walk, and limited parking can be found at various points along the road, or in nearby roads accessed off the alleyways.

The long established right to moor a boat in the estuary, is also another perk to living in this village. 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.



Communal Entrance Hall

Front door opening to:

Entrance Hall

Laminated wood flooring, inset ceiling downlighters, built-in deep storage cupboard with electric light, central heating thermostat control.

Bathroom

Modern white suite with fully tiled walls panelled bath with mixer tap, hand shower attachment and independent shower over, low flush WC, pedestal wash hand basin with mixer tap, shaver light and mirror, heated towel ladder, ceramic tiled floor.

Bedroom 1

15' 11" (4.84m) m x 11' 11" (3.63m) excluding recess

Ceiling downlighters, floor to ceiling window, radiator, door to:

Ensuite Shower Room

Comprising modern white suite, low flush WC, pedestal wash hand basin with mixer tap, shower cubicle, tiled walls, extractor fan, heated towel ladder, ceramic tiled floor.

Bedroom 2

11' 2" (3.4m) x 8' 3" (2.52m)

Radiator, laminated flooring.

Living Room open plan to Kitchen

22' 8" (6.92m) x 15' 3" (4.66m)

Kitchen area fitted with excellent range of

base and wall units with solid wood worktops inset one and half bowl stainless steel sink with mixer tap, integrated dishwasher, double oven, ceramic hob with extractor fan above, integrated fridge and freezer and washer dryer, laminated flooring, inset ceiling downlighters, two radiators, TV point, double aspect onto Irsha Street.

Services: All mains services connected

Council Tax Band: Currently business rated

Energy Performance Certificate: B

Tenure: New 999 year lease. Each property will be given a sixth share of the freehold, once all the properties are sold. Maintenance charge: £1000.00/annum

Parking:

Although these properties do not have any allocated parking, there are two car parks within a short distance, where spaces can be purchased on an annual basis from Torridge council. There is also some free, on road car spaces in Irsha St, when available

Directions:

From Bideford Quay proceed along Kingsley Road to Heywood roundabout, take the second exit straight across signed Northam and Appledore, follow this road and turn right toward Appledore into Churchill Way, continue along this road into the village. Turn right into Irsha St after the main Churchfields car park, 109 will be found on the right hand side, next to the slipway.



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