



21 New Street

Appledore, Bideford, Devon EX39 1QJ

Guide £245,000

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A well presented mid terrace 3 bedroom cottage in the heart of Appledore village with the added advantage of private parking at the rear, a good sized garden with summerhouse and views over the Estuary from 2 bedrooms. Hall, sitting room, kitchen/diner, 3 beds, 1st floor bathroom, gas central heating, uPVC double glazing, courtyard and rear garden with parking space.

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. Nearby is Northam Burrows Country Park offering many attractive walks and stunning vistas, and Westward Ho!, with its long sandy beaches and championship Golf Course. A regular bus service provides access to the port and market town of Bideford, approximately 3 miles distant, where a wide range of national and local shopping, banking and recreational facilities can be found. The A39 North Devon Link Road provides access to the regional centre of Barnstaple.

Half-Glazed uPVC Entrance Door to:

Entrance Lobby

Tiled floor, part tiled walls, meter cupboards, further half-glazed door to:

Entrance Hall

Tiled floor, radiator, part-glazed door opens to:

Sitting Room

4.18m x 3.69m (13'7 x 12'1)

Window to front, fitted gas fire with stone fireplace surround, TV point.

Kitchen/Diner

3.98m x 3.98m (13' x 13')

Fitted with an excellent range of rosewood-look fronted units with stainless steel handles and rolled-edge work surfaces, stainless steel sink, base and wall storage cupboards, recessed wall gas cooker and fridge freezer, further tall broom cupboard and larder cupboard, space for table and chairs, plumbing for washing machine, radiator. Stairs rising to first floor with cupboard under. Door to rear courtyard

First Floor Landing

Hatch to loft space.

Bedroom 1

4.33m x 3.05m (14'2 x 10')

Window to the front enjoying views over the old dock to the Estuary and Instow in the distance. Radiator.

Bedroom 2

3.30m x 2.89m (10'8 x 9'5)

Radiator, window to the front enjoying a view of the Estuary to Instow in the distance.

Bedroom 3

3.84m x 2.47m (12'6 x 8')

Radiator, window to the rear, airing cupboard with hot water cylinder, fitted drying shelves and wall mounted gas boiler for central heating and hot water.

Bathroom

Fitted with a white suite comprising panelled bath, pedestal wash hand basin and low flush WC, part-tiled walls.

Outside

Directly to the rear of the house is an enclosed private courtyard with corner storage cupboard with side gate opening to alleyway This leads to the rear tiered garden. which comprises vegetable and soft fruit growing areas, area of grass, hard standing for timber garden shed and at the far end is a newly-built summerhouse/home office with light and power, wifi and outside light. Beyond this part of the garden is a rear gate which gives access to a parking space which is capable of accommodating at least one car and possibly two small ones which is accessed via a rear service road.

Services

All main services connected. Gas CH, uPVC DG

Energy Performance Cert: D

Council Tax Band: B

Directions

From Bideford proceed towards Northam passing the Durrant House Hotel on your right-hand side. Take the right hand turning signposted Appledore. Follow this road into the Village parking near to the Appledore Sports & Social club (Old British Legion) Proceed on foot taking the right hand turning next to the Appledore Sports & Social club leading directly onto New Street. Number 21 will be found a short distance along with number plaque clearly displayed.





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