



1 Homeside Terrace
Market Street, Appledore, Bideford, Devon EX39 1PW

Price Guide £310,000

A particularly well presented and spacious 2 bedroom Grade 2 listed cottage tucked away in a quiet spot, yet centrally located within this very popular seaside village. This cottage is full of character, benefiting from a spacious sitting room with a wood burning stove, a large kitchen/diner with double doors onto a private rear courtyard, two double bedrooms and a recently re-fitted 1st floor shower room. The cottage has gas central heating with a new boiler and is only a stones throw from the quayside. Suitable as a full time or holiday rental/home.

Appledore is a quaint port and ship building village with a most picturesque quayside and narrow cobbled streets providing a range of amenities including, a mini Supermarket, Primary School, Library, places of worship, and a wide selection of Galleries and Craft Shops, together with many Pubs and Restaurants. Other nearby villages include Northam, with its Burrows Country Park offering many attractive walks, and Westward Ho! with its sandy beaches and championship Golf Course. Irsha Street is a very popular residential road with two small slipways, and its multicoloured cottages which come in all shapes and sizes. There are two waterside pubs (The Beaver & The Royal George) 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.



Front door opens to:

Sitting Room

4.31m x 3.96m (14'1 x 12'9)

Window to front courtyard with cupboard under. Fireplace with wood burning stove. Oak wood flooring. Two wall light points. Exposed ceiling beams. Radiator. Meter cupboard. Glazed door opens to:

Kitchen/ Diner

5m x 4.06m (16'4 x 13'3)

Spacious and bright room fitted with an excellent range of cream gloss fronted units with stainless steel handles incorporating inset Franke 1 ½ bowl sink with mixer tap with granite surround. Fitted Neff gas hob with extractor canopy. Neff microwave. Built in fridge/freezer. Neff double oven plus a washer/dryer. Built in broom cupboard. Radiator. Plenty of space for table and chairs. Tiled flooring. Double casement doors opening to rear courtyard.

Cloakroom

White suite of low flush w.c. Pedestal wash hand basin with mixer tap. Tiled floor.

First Floor Landing

Hatch to loft space.

Bedroom 1

4.14m x 3.87m (13'6 x 12'7)

Radiator. Built in storage cupboard with shelving.

Bedroom 2

3.4m x 3.12m (11'1 x 10'2)

Radiator. Built in storage cupboard with hanging rail and wall mounted Ideal combi boiler for central heating and hot water – brand new.

Shower Room

Recently re-fitted with a contemporary walk-in shower with glass splash, WC, sink with vanity unit and a heated towel rail.

Outside

To the front of the property it is approached over a common right of way where there is room for a table and chairs if desired, in front of the cottage. To the rear is a private walled courtyard which is paved and not overlooked.

Energy Performance Rating: Exempt
Council Tax Band: B

Services: All main services connected. Gas central heating.

Directions

From Bideford Quay proceed along Kingsley Road to the 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. Market Street runs parallel to the Quay. Once you have parked on the Quay proceed up through the lower part of Bude Street turning left into Market Street, where the property will be found on the left-hand side at the end.



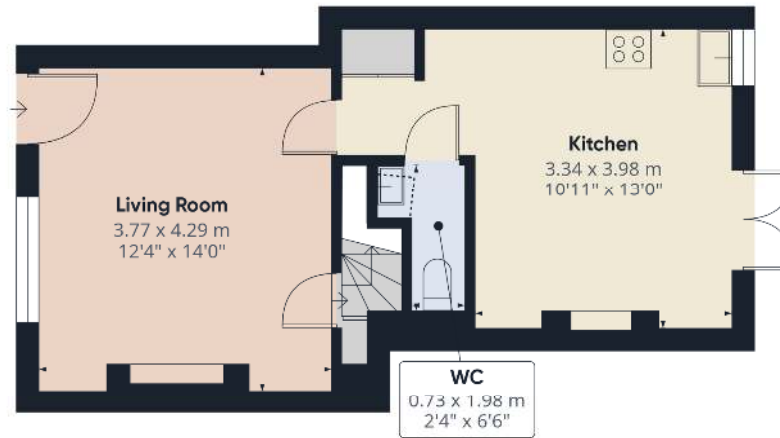
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Floor 0



Floor 1



Approximate total are

69.1 m²

743 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terr.

External headroom:

Below 1.5 m/5 ft.

Calculations reference the RICS 1
3C standard. Measurements are
approximate and not to scale. 1
Floor plan is intended for illustra
only.

GIRAFFE 360

MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

