

Apartment 1

Price Guide £210,000

7 Bude Street, Appledore, Bideford, Devon EX39 1PS

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A very well presented and particularly spacious 1 bedroom ground floor apartment with the shared use of a charming courtyard garden and off-road parking – all perfectly situated within the heart of the village. The garden apartment enjoys plenty of space combined with period features and would make an ideal 'bolthole' holiday investment or first time buy. No Chain.

Appledore is a quaint port and ship building village with the most picturesque quayside and narrow cobbled streets providing 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 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.



Outside: Flat 1 shares a lovely fully-enclosed courtyard garden at the rear of the property which enjoys a sunny aspect.

Parking: There is 1 off-road parking space directly at the front of the property shared between the 4 apartments based on 'first come, first serve' scenario.

Tenure: **L**easehold (Remainder of 999 years) 1/4 Share of Freehold. The 4 apartment owners hold annual meetings to determine the service charge and schedule of works. Current Monthly Charge is: £105.

Council Tax: A
Energy Performance Rating: Exempt as Grade II Listed.

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. Park near to Johns Delicatessen and proceed on foot to Bude Street. The property is located a third of the way up the hill on the right-hand side. Flat 1 is accessed throught the main front door of the building and then has its own entrance off of the rear garden.











Approximate total area(1)

47 m²

506 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.







