

Shore Leave

7 New Street, Appledore, Bideford, Devon EX39 1QJ

Guide £279,950

HARDING & CO
ESTATE AGENTS & VALUERS

A well presented 2 bedroom terraced cottage in New Street, close to the centre of the village, with the added benefit of estuary views from Bedroom 1, a south facing garden and private parking to the rear. The cottage has been extensively upgraded with new flooring, plastering and insulation. This cottage would be an ideal full time home or lucrative holiday let. Lobby, open plan living room and kitchen, utility lobby, bathroom, 2 double bedrooms, gas CH, double glazed. As a holiday home this property has, in the past, produced an annual income of approx £12,500/£13,000, although we would expect these figures to be exceeded now. It is currently let on an AST and generates an income of £700 pcm and the tenant would be keen to continue renting the property, if required.

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.



Entrance door to;

Entrance

Meter cupboard, original tiled floor, hanging space for coats, door opens to spacious open plan;

Lounge/Kitchen

Overall measurements 21' 11" (6.67m) x 12' 2" (3.7m)

Lounge Area

Fireplace with fitted coal effect gas fire and hearth, inset ceiling down lighters, wall light points, radiator, laminate wood flooring, custom built TV cabinet.

Kitchen Area

Range of light beech coloured fronted units with stainless steel handles, granite effect worktop, comprising base and wall storage cupboards, stainless steel fronted Bosch oven with gas hob over, extractor canopy above, 1½ bowl sink unit with mixer tap, part tiled walls, space for tall fridge/freezer, laminate wood flooring throughout the lounge and kitchen area, ceiling down lighters, opening to the rear of the kitchen to;

Rear Lobby/Utility Area

Tiled floor, tiled step up to rear uPVC half glazed door to outside, cupboard and plumbing for washing machine.

Bathroom

Modern white suite comprising low flush WC., panelled bath with mixer tap, wall hung wash hand basin, corner entry shower cubicle with Mira shower, tiled walls and flooring, part vaulted with Velux window, large bathroom cabinet, heated towel rail.

Landing

Hatch to loft space with ladder. The loft itself is insulated and is well floored and is suitable for conversion into a further room, subject to usual consents.

Bedroom 1

12' 2" (3.7m) x 13' 4" (4.06m) max

View to the front over the Richmond Dock and Estuary towards Instow, wide planked timber flooring, ceiling down lighters, radiator.

Bedroom 2

10' (3.04m) x 9' 6" (2.89m)

View to the rear over the garden, wide planked timber flooring, radiator, large storage cupboard housing Baxi wall mounted gas boiler for central heating and hot water.

Outside

Steps lead from the rear of the property up to a decked sun patio, further steps leading to a private parking space directly to the rear of the garden. Garden Shed.

Services

All main services connected. Gas CH, uPVC DG EPC-D

Please Note: These photos were taken for a previous marketing campaign.

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 7 will be found a short distance along with number plaque clearly displayed.





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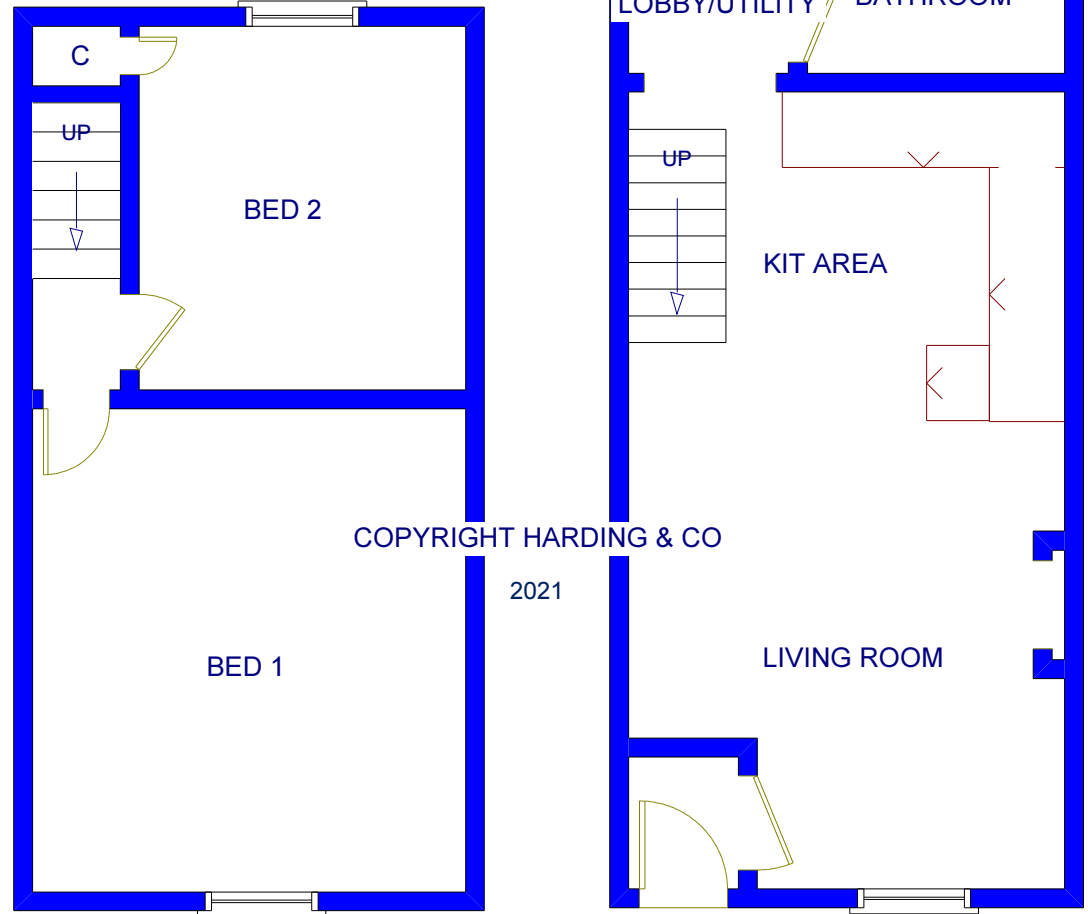
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(NOT TO SCALE)

1ST FLOOR



SHORE LEAVE, 7 NEW ST,
APPLEDORE

IN

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.

