



Apartment 3, The Gaiety
109 Irsha Street, Appledore, Bideford, Devon EX39 1RY

Price Guide £225,000

HARDING & CO
ESTATE AGENTS & VALUERS

A beautifully presented one bedroom ground floor property in a small block of luxury apartments backing directly onto the Estuary enjoying outstanding views from the high-ceilinged, light and airy accommodation. The property is large enough to live in on a full-time basis but it would also make a very lucrative holiday let located as it is on the waterfront in the heart of this popular fishing village and within a stone's throw of all the village amenities and award-winning eateries. Accommodation comprises entrance hall, L-shaped open plan reception/dining/kitchen, double bedroom and en-suite shower room.

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. 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.



The accommodation comprises:

Communal Entrance Hall

Front door to the apartment opens into:

Entrance Hall

Tall storage cupboard and hanging space for cloaks.

Open Plan Living/Dining/Kitchen

22'4 x 18'9' (6.82m x 5.73m) maximum overall narrowing to 10'5 (3.18m)

A wonderfully light and airy, triple-aspect, L-shaped living space featuring a Juliet balcony and 2 further windows showcasing the outstanding Estuary and countryside views towards Braunton in the distance. A part-vaulted ceiling with additional Velux window above the kitchen area adds to the sense of space here.

There is a modern range of white gloss kitchen units with timber worktops along one wall with integrated appliances including double oven, induction hob with extractor over and a washer/dryer and inset stainless steel sink with tall, swivel spout mixer tap with directional spray

Door into:

Bedroom

12'6 x 10'8 (3.81m x 3.26m) maximum overall narrowing to 7'5 (2.26m)

A bright double bedroom with a window to the side and a large Velux window overhead flooding the space with light. There is ample space for a double wardrobe and door to the cupboard housing the combination boiler. Door into

En-Suite Shower Room

Modern white suite comprising shower cubicle, pedestal wash hand basin with mixer tap and low level WC. Tall chrome, ladder-style radiator and window to side.

Services

All mains services connected. Gas fired central heating.

Council Tax Band: A

Energy Performance Certificate: B

Lease:

Original 999 year lease. Each property has a sixth share of the freehold.

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 towards Appledore into Churchill Way, continue along this road into the village. Turn right into Irsha St after the main Churchfields car park and 109 will be found on the right hand side, by the slipway.



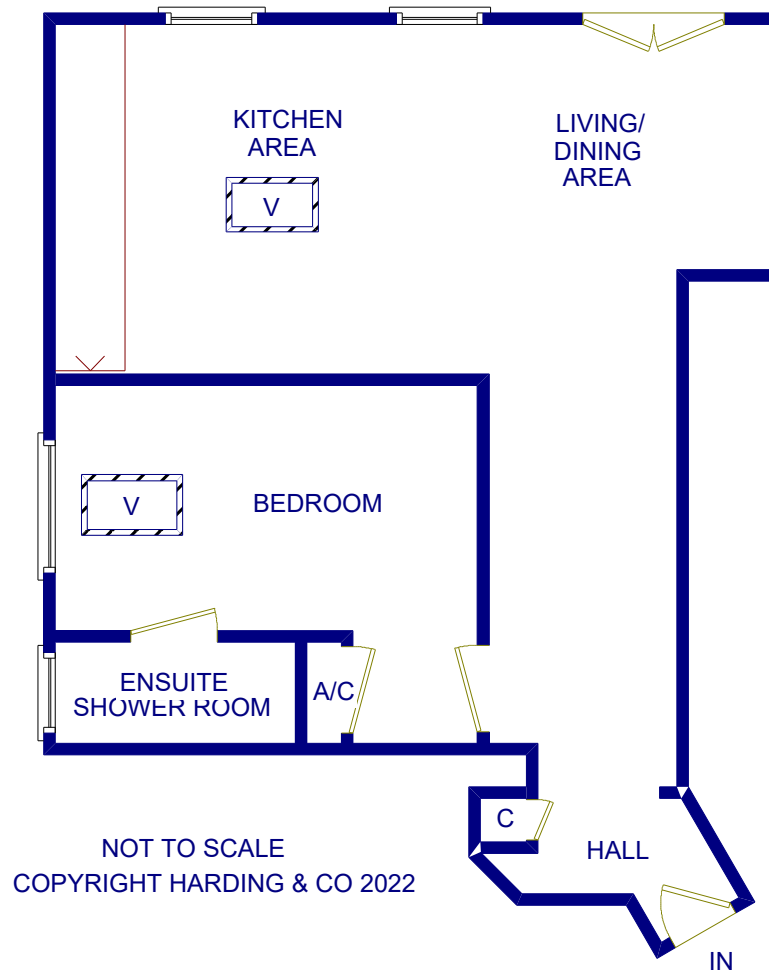
31 Bridgeland Street, Bideford,
Devon EX39 2PS

t: 01237 476544

f: 01237 422722

e: bideford@hardingresidential.com

www.hardingresidential.com



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.

