Bond Oxborough Phillips

Changing Lifestyles

Flat 2 Quayside House
Irsha Street
Appledore
Bideford
Devon
EX39 1RY

Asking Price : £169,500 Leasehold







01237 479 999
bideford@boppproperty.com

Flat 2 Quayside House, Irsha Street, Appledore, Bideford, Devon, EX39 1RY

A BEAUTIFULLY PRESENTED GROUND FLOOR APARTMENT WITH ESTUARY VIEWS

- Set within an impressive Grade II listed building
- Generously sized Bedroom
- Spacious Living Room with feature fireplace & large sash window enjoying views
- Separate Kitchen with space for dining
- Beautifully presented & larger-than-average - fully refurbished in 2011
- Spectacular Estuary views
- Use of a shared courtyard garden
- Just a short stroll from Appledore's shops, cafes & pubs
- No onward chain











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Located in the very heart of the popular fishing village of Appledore, this beautifully presented and larger-than-average ground floor apartment forms part of an impressive Grade II listed building known as Quayside House. Rich in history, the property was originally built as a gentleman's and sea captain's residence, with the wide entrance once used for horses leading through to the former stables behind. The apartment was comprehensively refurbished in 2011, including new flooring, carpets, a hot water system and full gas central heating.

What truly sets this home apart are the breathtaking estuary views that can be enjoyed directly from the Living Room and each time you step outside onto the charming streets of historic Appledore. With the sash windows open, the gentle sounds of the water and the quiet hum of village life drift through the room, creating an unmistakable sense of peace and calm - it's fair to say you couldn't get much closer to the water without jumping in.

The accommodation offers a spacious and practical layout, with an Inner Hallway providing space for coats and shoes, and a separate Kitchen large enough to accommodate a small dining table. The Kitchen is fitted with a range of cupboards and drawers, and various white goods are available for sale by separate negotiation. In fact, much of the furniture and furnishings may also be available for sale separately. The Living Room is particularly attractive, featuring a large fireplace with shelved alcoves to either side and a delightful window framing the stunning estuary outlook. The Bedroom is generously sized, complete with built-in wardrobes and a hand wash basin for convenience. The Bathroom includes a 3-piece suite comprising a bath, WC and hand wash basin.

Outside, residents enjoy use of a shared courtyard garden - an ideal spot to sit out and relax after a stroll along the quay. With Appledore's independent shops, cosy cafes and welcoming pubs all just a short walk away, this charming home perfectly blends heritage, comfort and location. Available for sale with no onward chain, this is an opportunity not to be missed.

Council Tax Band
A - Torridge District Council

Agents Note
This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest (EPC Exempt).

Lease Details
• The property benefits from a 999-year Lease which commenced in 1988 • Each owner is a director of Quayside Management Company, meaning you have an active say in service charges and building decisions. The lead manager lives on site, ensuring smooth running, maintenance and peace of mind • There is a charge of just £85.00 per calendar month to include full buildings insurance, communal cleaning, maintenance and external works (e.g. sash window overhaul and exterior painting) • The apartment cannot be holiday let but can be let on an assured shorthold tenancy • The property is safe and secure having been recently fitted with electronic smoke alarms, with wiring in place for a future full alarm system

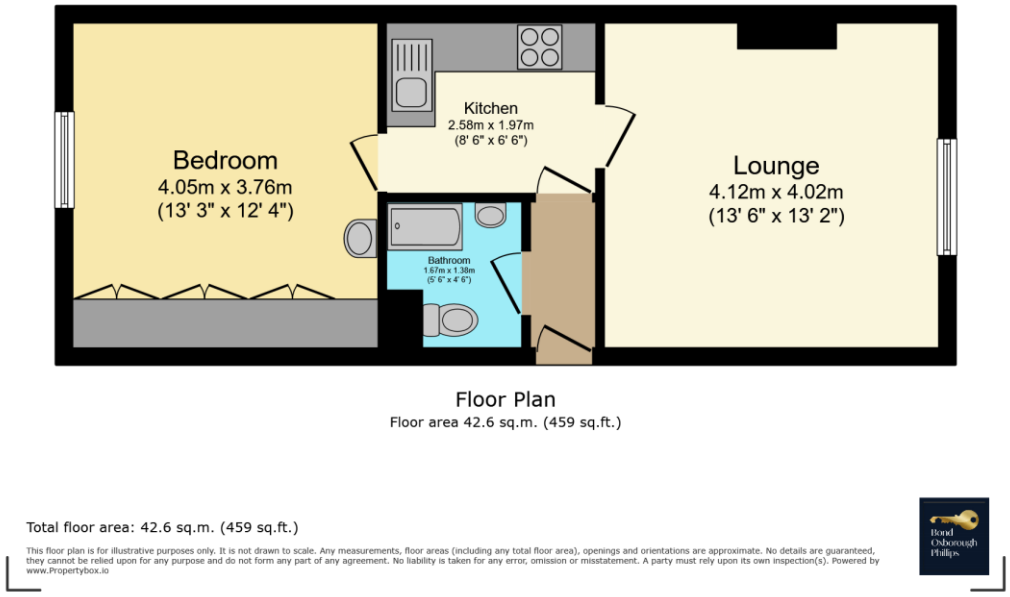






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Floor Plan

Floor area 42.6 sq.m. (459 sq.ft.)

Total floor area: 42.6 sq.m. (459 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



Directions

From Bideford Quay proceed in the direction of Appledore and upon reaching the village via Churchill Way, proceed along Appledore Quay passing The Seagate on your left hand side. Proceed past the Church and then take the right hand turning onto Irsha Street. Continue along the road passing The Beaver Inn on your right hand side. Just past this, Quayside House will be situated on your left hand side. An agent will meet you outside to show you the property.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.