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Changing Lifestyles

3 Market Street
Appledore
Bideford
Devon
EX39 1PW

Asking Price: £273,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

3 Market Street, Appledore, Bideford, Devon, EX39 1PW

A CHARMING COTTAGE OFFERED FOR SALE WITH NO ONWARD CHAIN



- 2 Bedrooms (1 En-suite)
- Second Floor occasional third Bedroom / Hobby Room
- Cosy Sitting Room with feature fire
- Versatile second Reception Room
- Well-equipped Kitchen
- Courtyard garden, perfect for dining & relaxing
- Located close to the vibrant hub of this beautiful & charming fishing village



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Overview

Proximity is power, and few cottages in Appledore offer a better location than this delightful period home. Just steps from the vibrant heart of this beautiful fishing village, you'll find yourself surrounded by quaint, winding streets leading to an array of cafés, restaurants and bars, as well as the peaceful waters stretching from the historic quay.

Stepping inside, the Entrance Hall welcomes you with a stunning original tiled floor, setting the tone for the character and charm found throughout the home. The cosy Sitting Room features a charming fireplace and a window seat, creating the perfect space to relax. Beyond, a versatile Reception Room offers the flexibility to be a second Living Room or a formal Dining Room. The well-equipped Kitchen includes a built-in oven and hob, ample storage and space for a small table and chairs - ideal for enjoying breakfast together. Upstairs, 2 generous double Bedrooms await, with the Main Bedroom benefitting from its own En-suite Shower Room. A staircase from Bedroom 2 leads to a Second Floor Room, offering the potential for an occasional third Bedroom or a peaceful Hobby Room. From here, picturesque views stretch across the rooftops to the shimmering blue waters beyond.

To the rear, a private courtyard garden provides a lovely setting for outdoor dining and relaxation, with the added convenience of an external WC.

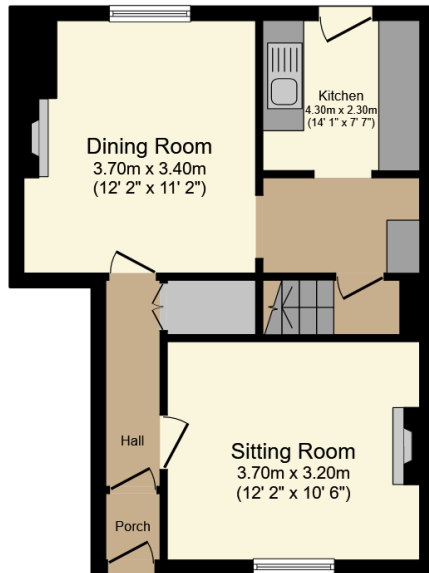
Available for sale fully furnished within the price, this charming cottage presents a rare opportunity to secure a characterful home in one of North Devon's most sought after villages. Offered for sale with no onward chain, it is ready to be enjoyed from day one, whether as a permanent residence, a second home or a holiday retreat.

Agents Notes

- There is rear access to the property - ideal for pushbikes, surfboards, etc.
- Please be aware that there is existing pipework in place for installing a bathroom on the top floor.

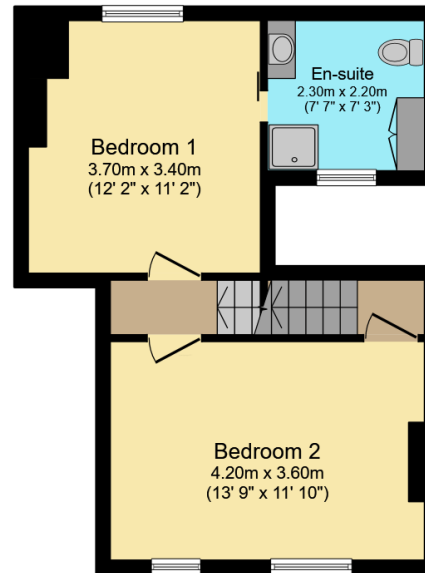
Council Tax Band

B - Torridge District Council



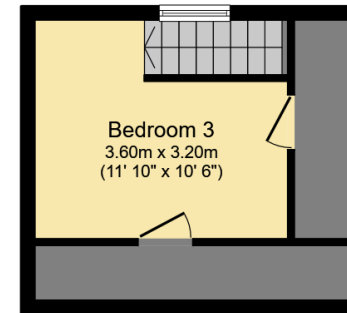
Ground Floor

Floor area 40.8 sq.m. (439 sq.ft.)



First Floor

Floor area 36.9 sq.m. (398 sq.ft.)



Second Floor

Floor area 12.5 sq.m. (135 sq.ft.)

TOTAL: 90.3 sq.m. (972 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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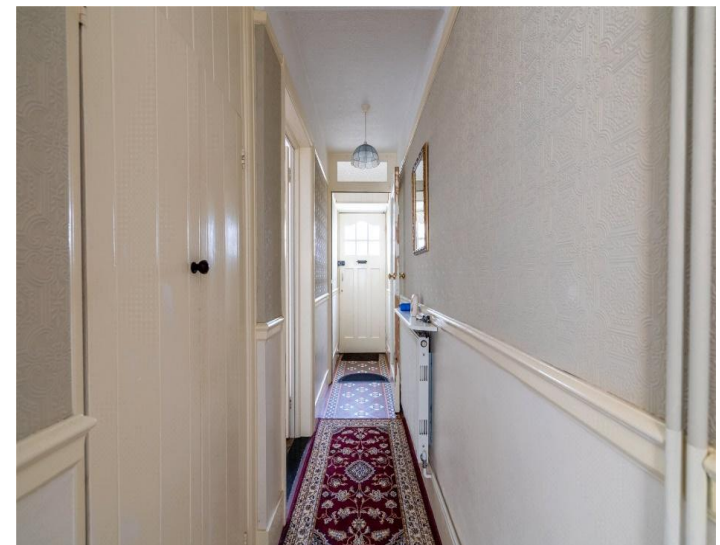
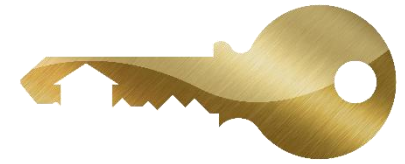
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Area Information

Appledore is a sought after area to live. A famous port and shipbuilding village, Appledore is now a delightful example of picturesque North Devon at its best. There are many country walks around the village and the outlying areas, including the popular Northam Burrows and the nearby Westward Ho! Beach.

Local amenities include cafés, a delicatessen, a grocers and gift shops. There's also a primary school, a library and a number of churches around the village. You'll never be short of places to eat and drink in Appledore as well, as the choice of restaurants and pubs is extensive for a village of its size.

In nearby Northam there is a public swimming pool and gym too. Golf enthusiasts will also have cause to celebrate because there's a great championship course on the outskirts of Westward Ho! Westward Ho! is also very popular with surfers and body boarders, with many places to get lessons and hire kit for the beginner.

Appledore is a friendly village and the locals host many community events, so if you're the kind of person that loves to join in, there's something to occupy just about everybody all year around.

Directions

From Bideford proceed towards Northam passing the Durrant House Hotel on your right hand side. Take the right hand turning signposted Appledore onto Churchill Way. This road will lead directly into the village of Appledore. Park along the Quayside and take the left hand turning leading onto Market Street. Turn left onto Market Street and follow the road towards the end to where number 3 will be found on your left hand with a numberplate clearly displayed.

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 and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01237 479 999

for a free conveyancing quote and
mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

