



Bond
Oxborough
Phillips

Changing Lifestyles

3 Market Street
Appledore
Bideford
Devon
EX39 1PW

Asking Price: £325,000 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 Appledore cottages rarely get much closer to the vibrant hub of this beautiful and charming fishing village than this one. Stepping out the front door will lead to quaint streets that meander through rows of charming period properties leading to all manner of destinations, such as the peaceful serene waters that stretch out for miles from the quay, as well as various cafes, restaurants and bars.

The house, itself, opens to an Entrance Hall with a lovely original tiled floor which gives access to a cosy Sitting Room with a feature fire and a window seat. Venturing further into the house leads to a versatile Reception Room that could serve equally well as a larger second Living Room or as a formal Dining Room. The Kitchen is well-equipped with a built-in oven and hob and a range of cupboards and drawers and work surfaces. There is space to the side of the Kitchen for a small table and chairs, perfect for breakfasts together.

Heading upstairs, there are 2 generous double Bedrooms on the First Floor with the Main Bedroom having an En-suite Shower Room. Steps lead up from Bedroom 2 to a Second Floor room that could be used as an occasional third Bedroom or as a Hobby Room. There is a picture-perfect view across the rooftops from here to the rippling blue waters beyond.

To the rear of the house is a courtyard garden, perfect for dining and relaxing which gives access to an outside WC.

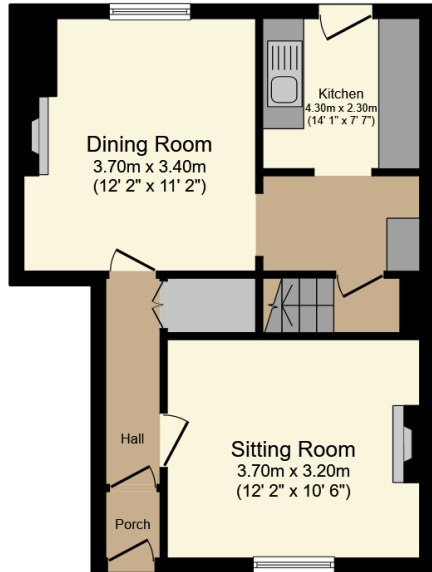
This cottage provides a great opportunity to buy into this popular village and acquire a home that will be treasured for many years to come. It is conveniently available for sale with no onward chain.

Agents Note

There is rear access to the property - ideal for pushbikes, surfboards, etc.

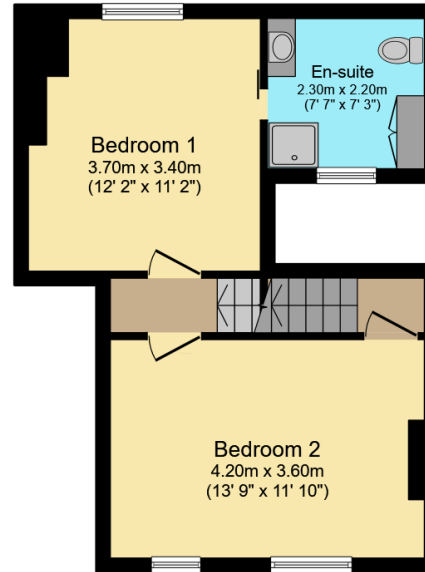
Council Tax Band

B - Torridge District Council



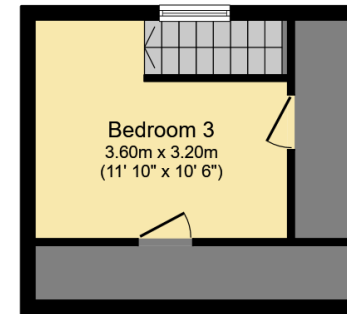
Ground Floor

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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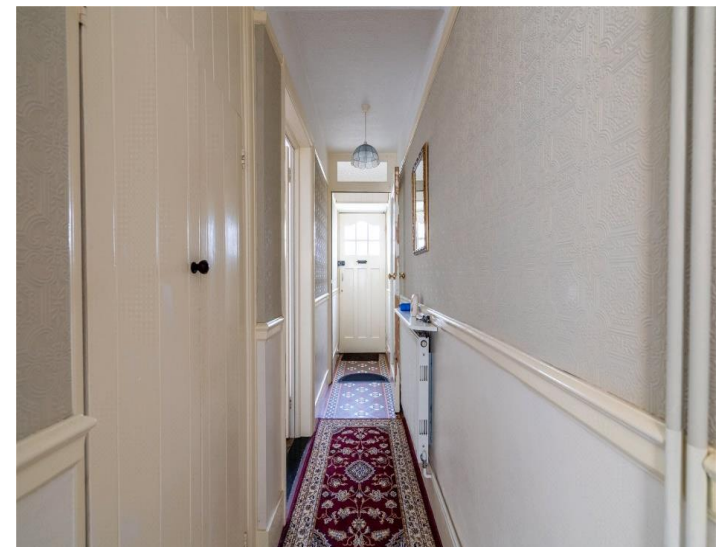
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Area Information

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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We are here to help you find and buy your new home...

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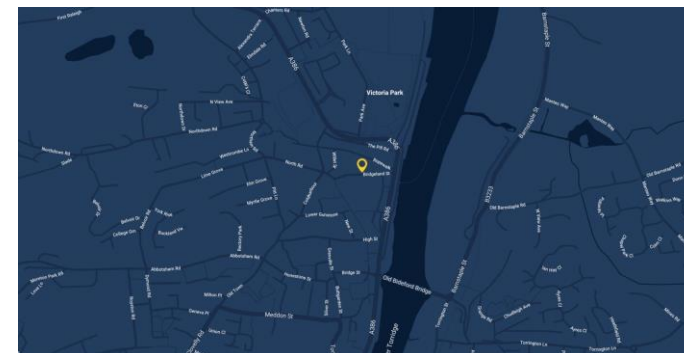
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Please do not hesitate to contact
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Phillips Sales & Lettings on

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	