



1 Quayside House Price Guide £175,000
Irsha Street, Appledore, Bideford, Devon EX39 1RY

HARDING & CO
ESTATE AGENTS & VALUERS

A well presented ground floor 1 bedroom apartment set within an attractive period building, in a prominent quayside location close to the heart of this popular fishing village with the added advantage of a communal rear courtyard. The property enjoys superb Estuary views to the front and is just a few steps from the nearest slipway, Royal George and Beaver pubs. Communal hall, open plan living room/kitchen, inner hall, double bedroom with contemporary en-suite shower room, gas CH, balance of long 999 year lease. On road or permit parking nearby. An ideal full-time home, coastal retreat or investment proposition capable of achieving £600/650.00 on a long term let. Please note that holiday letting is not permitted.

Irsha Street is a very popular residential road with two small slipways, and its multi coloured 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 including outside this cottage, 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 a most picturesque quayside and narrow cobbled streets providing a range of amenities including, a mini Supermarket, Primary School, Library, places of worship, and a wide selection of Galleries and Craft Shops, together with many Pubs and Restaurants. Other nearby villages include Northam, with its Burrows Country Park offering many attractive walks, and Westward Ho! with its sandy beaches and championship Golf Course.

Communal Entrance Door to:

Communal Entrance Hall

Original tiled floor. Post racks. Door opens to:

Living Room

5.8m x 3.89m (19' x 12'9 inc. Kitchen Area)

Window with direct views over the estuary towards Crow Point and Braunton in the distance. Radiator. Entry phone. Fireplace recess. Two radiators. Fitted along the back of the room is the:

Kitchen area

2.59m x 2.26m (8'6 x 7'5)

Fitted with a range of cream fronted units with stainless steel handles. Rolled worksurfaces. Integrated oven and hob. Fridge and separate freezer. Stainless steel sink with mixer tap. Base and wall storage units.

Inner Hallway

Two built in storage cupboards, one housing a tumble dryer and the other a washing machine. Door gives access to:

Bedroom

3.94m x 2.98m (12'11 x 9'9)

Radiator. Wall mounted combi boiler for central heating and hot water. Built in storage cupboard with hanging rail and shelf. Door to:

En-Suite Shower Room

Recently re-fitted with a very modern white suite of wall hung hand wash and mixer tap. Low flush w.c. Shower screen. Fully tiled walls. Window. Chrome heated towel rail. Tiled floor.

Tenure

999 year lease. Maintenance and ground rent £33.00 per month.

Please note this property is not able to commercially holiday let.

Services

All mains services connected. Gas fired central heating.

Council Tax Band: A

Energy Performance Rating: D

Directions

From Appledore Quay, with the river on your right, follow the road past the main car park towards the church. Take the right turn into Irsha Street and continue to the bend in the road by the Beaver pub. Pass the pub walking along parallel to the water and Quayside House can be found on the left hand side before reaching the Royal George public house.





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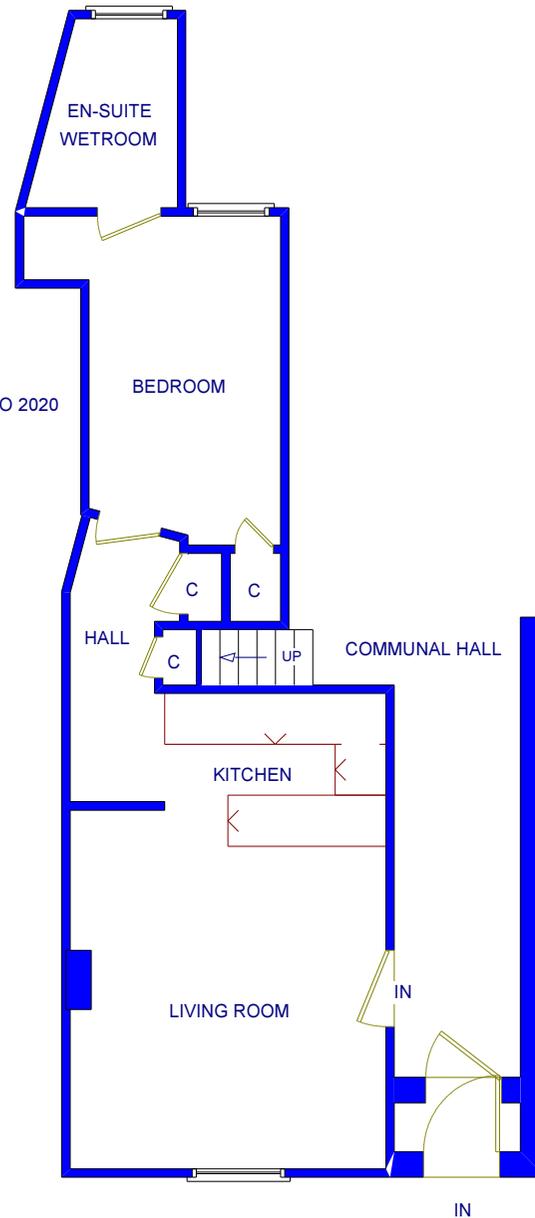
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(NOT TO SCALE)
Approx 457 sq
ft



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.

