



Florence Cottage

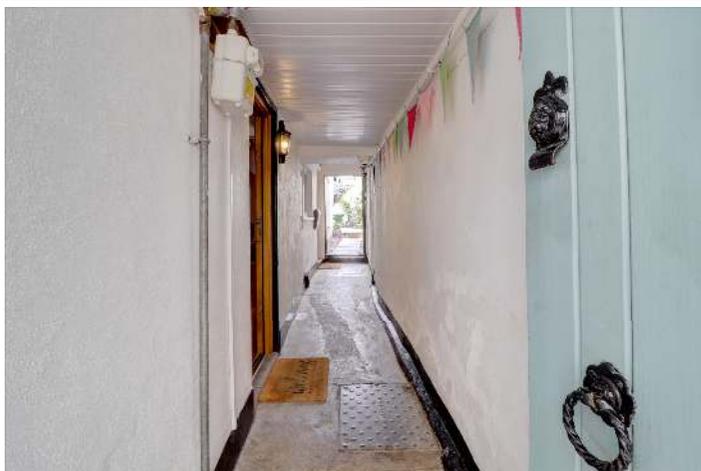
9 Bude Street, Appledore, Bideford, Devon EX39 1PS

Price Guide £325,000

HARDING & CO
ESTATE AGENTS & VALUERS

A classic Appledore Grade II listed 2-bedroom cottage - charming in character, beautiful in presentation and superbly maintained throughout. The cottage provides a modern fitted kitchen, an extremely well-appointed bathroom, a small outside seating area that attracts the afternoon sun and the property is only a couple minutes stroll from the quayside... A perfect pied-a-terre.

Appledore is a quaint port and ship building village with the most picturesque quayside and narrow cobbled streets providing 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. Nearby is Northam Burrows Country Park offering many attractive walks and stunning vistas, and Westward Ho!, with its long sandy beaches and Golf Course. A regular bus service provides access to the port and market town of Bideford, approximately 3 miles distant, where a wide range of national and local shopping, banking and recreational facilities can be found. The A39 North Devon Link Road provides access to the regional centre of Barnstaple.



Accommodation Briefly:

Lounge/Diner
15'4 x 11'6 (4.67m x 3.50m)

Kitchen
8'1 x 7'5 (2.46m x 2.26m)

Bedroom 1
11'8 x 10'10 (3.55m x 3.30m)

Bedroom 2
12'1 x 7'9 (3.68m x 2.36m)

Bathroom
7'4 x 6'7 (2.23m x 2.01m)

Outside

Florence Cottage shares an initial covered pathway with 2 neighbouring cottages and benefits from its own outdoor raised seating area with storage. This is a pleasant spot that catches the afternoon sunshine.

Council Tax: B

Energy Performance Rating: Exempt as Grade II Listed.

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 toward Appledore into Churchill Way, continue along this road into the village. Park near to Johns Delicatessen and proceed on foot to Bude Street. The property is located a third of the way up the hill on the right-hand side and is accessed via a shared walkway and the entrance is the first door on the left.





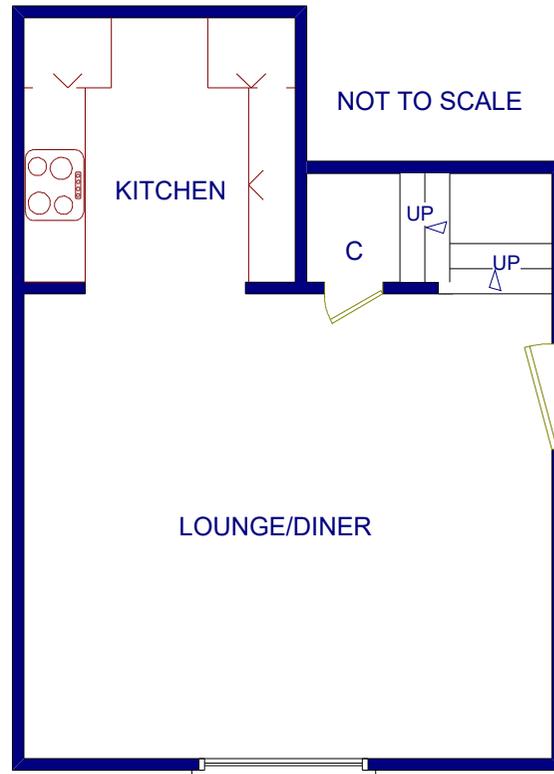
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