

Apartment 7, The Gaiety
109 Irsha Street, Appledore, Bideford, Devon EX39 1RY

Price Guide £210,000

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SITTING DIRECTLY ON THE WATER... within the picturesque coastal village of Appledore, this stylishly presented ground floor apartment within Irsha Street has recently undergone a light refurbishment, offering a unique blend of comfort and privacy, with exceptional views over the estuary towards Instow & Crow Point. Making for an excellent bolt-hole or potential holiday let investment. Accommodation briefly: Open-plan Lounge/Kitchen/Diner with Juliet balcony, generous bedroom and walk-in wardrobe plus large bathroom.

In addition to its appealing design and prime location, this property includes its own Freehold. This waterside apartment presents an exceptional opportunity to embrace the idyllic lifestyle that Appledore has to offer.

No Chain.

Irsha Street is a very popular residential road with two small slipways, and its multicoloured 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, 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 the most picturesque quayside and narrow cobbled streets providing a range of 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.



**The accommodation comprises:**

**Open Plan Living Space with Kitchen**
With Juliet balcony accessible via French doors which overlook the estuary and beyond.

**Bedroom 1**
Large space, offering plenty of room for free standing wardrobes and bed side tables. An accessible & handy storage area housing the boiler can be found within Bedroom One.

Door to:

**En-Suite Bathroom**
3-piece white suite
.
**Services**
All main services connected. Gas fired central heating.

**Council Tax Band:** A

**Energy Performance Certificate:** C

**Tenure:**
Freehold

**Parking:**
Although these properties do not have any allocated parking, there are two car parks within a short distance, where spaces can be purchased on an annual basis from Torridge council. There is also some free, on road car spaces in Irsha St, when available.

**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. Turn right into Irsha St after the main Churchfields car park, 109 will be found on the right hand side, by the slipway. Apartment 7 can be found as the last door along the footpath towards to water.












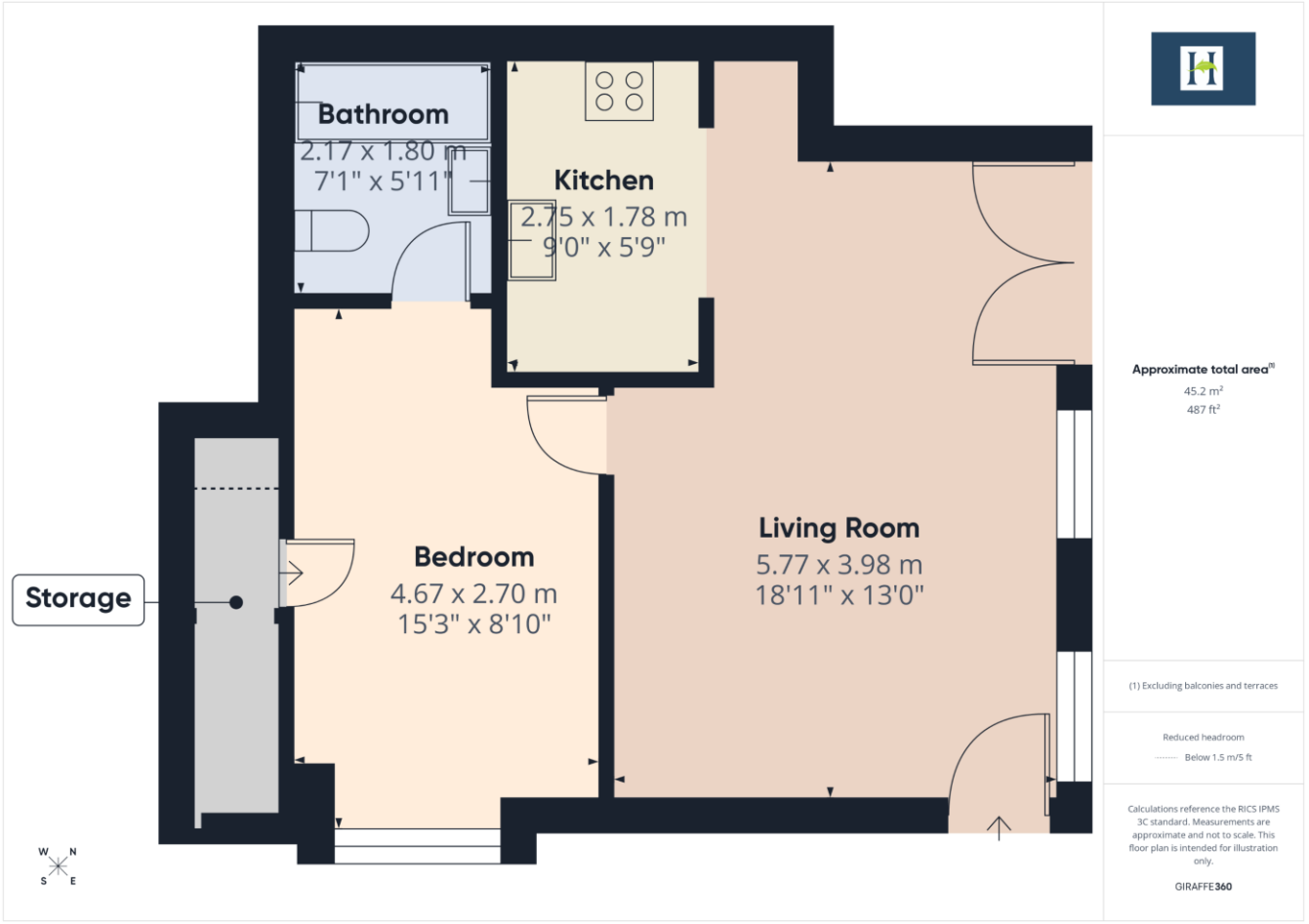



Invicta House, The Pill, Kingsley Road,
Bideford, Devon EX39 2PF

t: 01237 476544
f: 01237 422722
e: bideford@hardingresidential.com
www.hardingresidential.com



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These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.







