



Painter's Cottage

132 Irsha St., Appledore, Bideford, Devon EX39 1RY

Price Guide £219,950

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A delightful 2 bedroom (1 en-suite) cottage fronting onto Irsha St and close to the main car park. This property is presents itself very well and is currently used as a full time home, although it would equally appeal to those looking for a lucrative holiday home due to its popular and convenient location. L-shaped living room, inner hall, g/f floor bathroom, modern fitted kitchen, utility room/workshop, 2 first floor bedrooms (one with en-suite cloakroom) gas CH, west facing courtyard garden.

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 with delicatessen and sub Post Office, 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 long sandy beach and championship Golf Course.



Entrance Door to:

Living Room

5.29m x 4.12m max (17'3" x 13'5")

Lovely L shaped room with a double aspect. Stone fireplace with wood burning stove. Display shelf for TV to one side. Laminated flooring. Radiator. Two built in wall storage cupboards. Door concealing stairs to first floor. Central heating thermostat control. Part glazed door opens to:

Inner Hall

Understairs storage cupboard. Tiled floor.

Ground Floor Bathroom

2.69m x 1.41m (8'8" x 4'6")

Modern white suite with panelled bath with independent shower over. Pedestal wash hand basin. low flush w.c. tiled floor. Heated towel rail. Part tiled walls. Extractor fan. Window.

Kitchen

4.08m x 1.74m average (13'4" x 5'7")

An irregular shaped room fitted and excellent range of off white units with metal knobs with rolled edge worksurfaces comprising base and wall storage cupboards. 1 ½ bowl sink with mixer tap. Integrated gas hob with double oven under. Extractor canopy above. Worcester combi boiler. Door to outside courtyard. Tiled floor. Radiator. Integrated fridge.

First Floor Landing

Hatch to loft space.

Bedroom 1

4.17m max x 2.67m (13'7" x 8'7")

Radiator. Door to

En-Suite Cloakroom

Modern white suite of low flush w.c. Hand wash basin with mixer tap and cupboard under. Wood flooring. Extractor fan.

Bedroom 2

2.89m into recess by 2.95m (9'5" x 9'7")

Radiator.

Outside

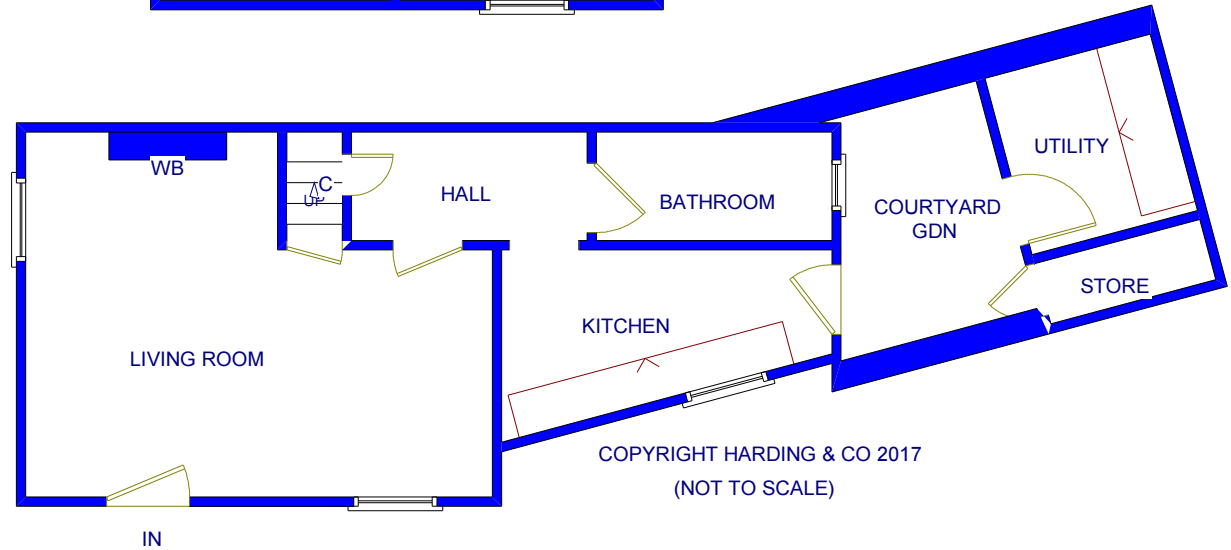
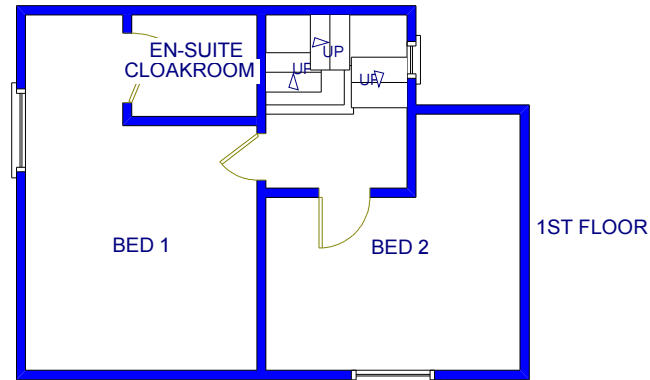
There is a pretty paved courtyard enclosed by fencing and stone wall with plenty of room for table and chairs with two useful brick built buildings, one being a **Utility Room/Store Room measuring 2.43m x 2.13m (7'10" x 9'7")** fitted with off white fitted units. Rolled edge worksurface. Stainless steel sink. Plumbing for washing machine. Eye level wall cupboards. Space for freezer and workbench. Further adjoining storage cupboard.

Services: All mains services connected.

Energy Performance Certificate: D
Council Tax Banding: A

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. Proceed past the main car park and slip way away from the village. Turn right into Irsha Street and 132 can be found after short distance on the left hand side.



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