



June Cottage

14 One End Street, Appledore, Devon EX39 1PN

Price Guide £219,950

**HARDING & CO**  
ESTATE AGENTS & VALUERS

A 2 bed character cottage in one of Appledore's favoured quiet lanes, close to the centre of this popular village, which would equally make a lovely full time or holiday home. There are two double bedrooms and a bathroom on the 1st floor and on the ground floor a cosy sitting room with large fireplace, a spacious inner hall and a fitted kitchen with room for a table. To the rear there is a private courtyard for "al fresco" dining in the summer months.

Situated in a highly sought after location and within walking distance to local amenities. This charming cottage would make a lovely main residence/holiday home or investment. Viewing highly recommended.

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.



Entrance Door to:

#### **Entrance Lobby**

Glazed door opens to:

#### **Living Room**

**14'5" (4.14m) x 9'5" (2.88m)**

Feature stone open fireplace with exposed beam mantel. Exposed ceiling beam. Two wall light points. TV point. Radiator and meter cupboard.

#### **Inner Hallway**

**11'4" (3.45m) x 5' (1.52m)**

Spacious area with under stairs storage cupboard with radiator. Window. Stairs rising to first floor. Door to:

#### **Kitchen**

**8'11 (2.74m) x 9'4" (2.86m)**

Fitted with an extensive range of cream fronted units. Base and wall storage cupboards. Rolled edge wood effect work surfaces. Integral electric oven with gas hob over and extractor canopy above. Space and plumbing for washing machine. Space for fridge. Radiator. Tiled floor. Stainless steel sink with mixer tap. Room for breakfast table. Wall mounted Gloworm gas combi boiler. Glazed door to:

#### **Rear Lobby**

Half glazed door to outside.

#### **First Floor Landing**

#### **Bedroom 1**

**15'2" (4.62) x 9'3" (2.82) x 10' (3.05) into recess**

Window to front. Radiator.

#### **Bedroom 2**

**10'7" (3.22m) x 9'7" (2.92m)**

Window to side. Radiator.

#### **Bathroom**

Fitted with a modern white suite comprising panelled bath with mixer tap and hand shower attachment. Glazed shower screen. Low flush w.c. Pedestal wash hand basin. Chrome heated towel ladder. Part tiled walls. Built in storage cupboard. Window to side. Vinyl flooring.

#### **Courtyard**

L-shaped with white washed walls and room for small table and chairs.

**Services:** All mains services, gas central heating.

**Energy Performance Certificate: C**  
**Council Tax Banding: B**

#### **Directions**

From Appledore Quay with the river on your right just after Johns of Appledore store, proceed on foot and take the first turning into Bude Street and bear left into Market Street and One End Street will be found after a short distance on the right hand side. June Cottage is half way up the road on the right where you will see our **Harding & Co** "For Sale" board clearly displayed.



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