



Sinbad, 5 Vernons Lane Price Guide: £285,000
Appledore, Bideford, Devon EX39 1QS

HARDING & CO
ESTATE AGENTS & VALUERS

A lovely 2 double bedroom character cottage off a small lane in the centre of this popular seaside village within sight of the estuary at the bottom of the lane, currently used as a holiday rental, but would equally be large enough to use as a full time home. Entrance lobby, living room open plan to fitted spacious kitchen, g/f bathroom, 2 first floor double bedrooms, useful attic room, gas CH, large courtyard garden

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. Nearby is Northam Burrows Country Park offering many attractive walks and stunning vistas, and Westward Ho!, with its long sandy beaches and championship 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.



Entrance Door opens to a small lobby with door to:

Sitting Room

4.06m x 3.15m (13'4 x 10'4) max

Open plan to the kitchen area. Feature fireplace with recently installed wood burning stove, laminated wood flooring.

Kitchen

3.15m x 2.51m (10'4 x 8'3)

Fitted with a range of modern base and wall units, space and plumbing for washing machine and dishwasher, integrated oven, hob and extractor above. Door opens to outside courtyard.

Bathroom

2.67m x 1.75m (8'9 x 5'9)

With white 3 piece suite, low flush WC, P-shaped shower bath with shower over and curved screen, chrome heated towel rail, pedestal wash hand basin with mixer tap.

First Floor

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Bedroom 1

4m x 2.92m (13' 2" x 9'7)

Access to study/loft room via retractable wooden ladder.

Bedroom 2

3m x 2.9m (10' 1" x 9'6)

2nd Floor

Study/Office

With two velux windows.

Outside

Steps lead up to a good sized rear courtyard garden with room for table and chairs,

Services: All mains services connected. Gas central heating.

Energy Performance Certificate: E

Council Tax Banding: Currently Business Rated

Directions:

From Bideford Quay proceed along Kingsley Road to Heywood Road Roundabout; take the second exit, straight across, signed Northam & Appledore. Follow this road uphill and turn right towards Appledore into Churchill Way, follow this road down into the village and for ease park on the Quay or in the car park then on foot by the Seagate Hotel proceed into Meeting Street and turn first left into Market Street and Vernon's Lane will be found as the first turning on the right and No 5 can be found on the right hand side.



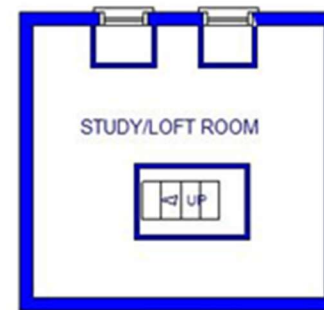
31 Bridgeland Street, Bideford,
Devon EX39 2PS

t: 01237 476544

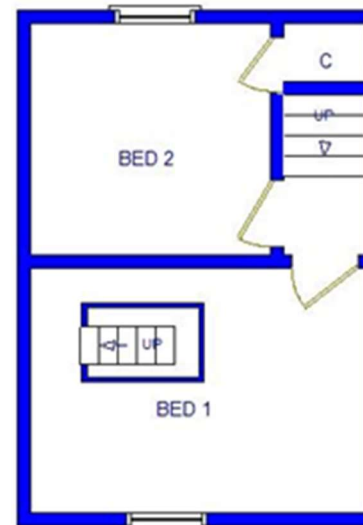
f: 01237 422722

e: bideford@hardingresidential.com

www.hardingresidential.com

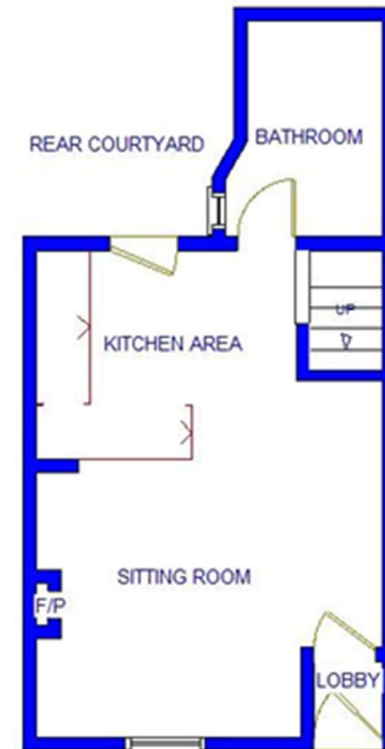


LIVING AREA
2ND FLOOR



1ST FLOOR

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GROUND FLOOR



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.

