



Flat 6, The Holt  
Appledore, Bideford, Devon EX39 1RG

Price Guide £325,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS



A truly stunning and unique 1st floor, 2 bedroom apartment within this impressive Georgian building, converted in the late 70's to 8 individual apartments. This apartment has its own staircase to the 1st floor and is situated in a part of the building without neighbours above or below. All the rooms are well proportioned, there are two large double bedrooms, an impressive dining hall and a sitting room. There is private parking outside within communal grounds and the village centre is within a short stroll. Although this property would equally be ideal as a full time or holiday home, it is worth noting that these properties cannot be commercially holiday let.

Appledore is a quaint port & fishing 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



## **Accommodation Briefly;**

### **Security Entrance system with door into:**

#### **Original Entrance Hall**

Individual staircase to Number 6.& Entrance door to:

#### **Entrance Hallway**

Fitted cupboards and drawers (thought to be the original Housekeeper's Cupboard).

#### **Feature Dining Hall**

**10.56m x 1.91m (34'8" x 6'3")**

#### **Living Room**

**4.38m x 3.77m (14'4" x 12'4")**

#### **Kitchen**

**3.67m x 1.76m (12' x 5'9")**

#### **Bedroom 1**

**5.42m x 3.87m (17'9" x 12'8")**

#### **Bedroom 2**

**4.06m x 3.38m (13'3" x 11'1")**

#### **Bathroom**

#### **Separate W.C**

#### **Utility Room**

#### **Outside**

Accessed by a private driveway leading to the west side of the building, number 6 has the benefit of its own car parking space and use of the communal grounds.

**Services:** All main services connected including gas central heating.

**Energy Performance Certificate: D**

**Council Tax Banding: A**

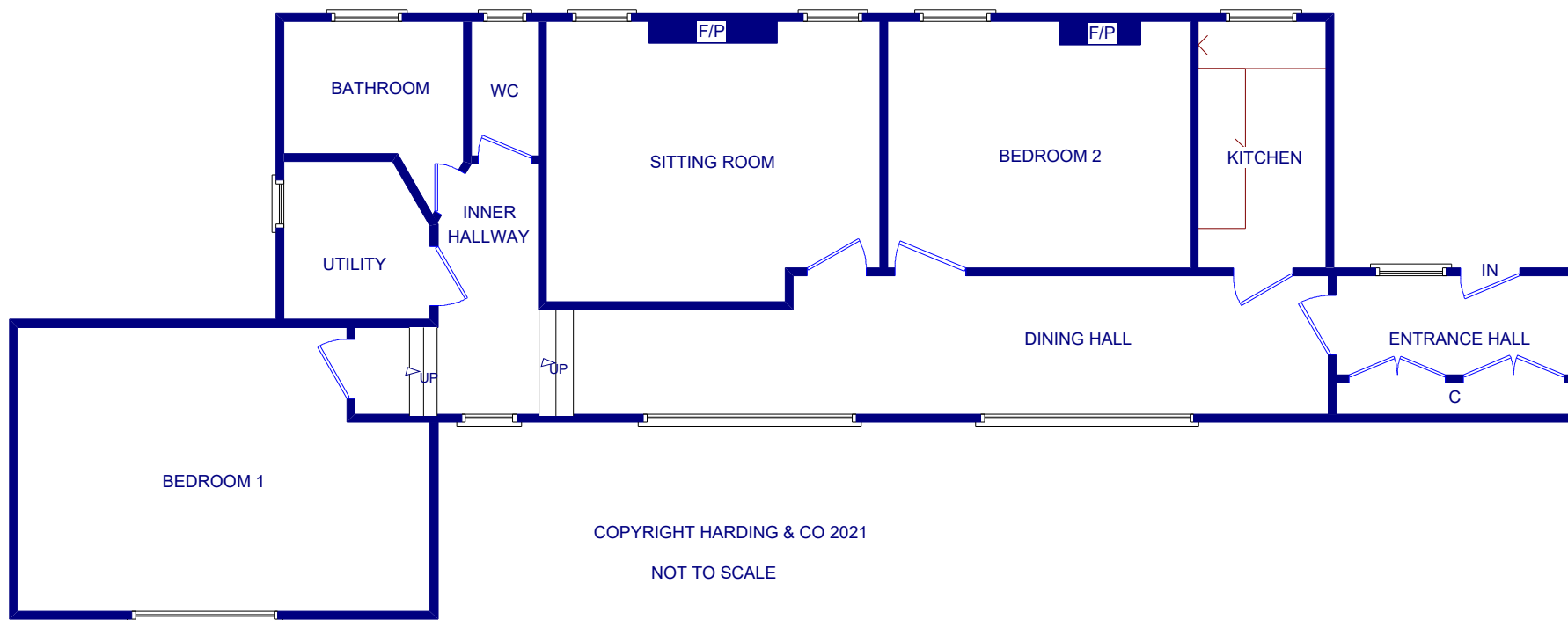
**Tenure:** Leasehold. 999 year lease dated from 2016. Each owner has 1/8 of the freehold.

**Maintenance Charge:** We understand that there is a maintenance charge of £150 per month which includes building insurance and ground rent.

**Directions:** From the Atlantic Highway, on reaching the Heywood roundabout turn towards Northam and Westward Ho! Follow this road for a short distance and then take the right hand turning signposted to Appledore. Proceed along Churchill Way and upon reaching the top of Appledore turn

left into Staddon Road. Proceed along Staddon Road and take the second turning on the right, which will lead to the Holt and bear right to the parking area.





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**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.



