



23 Myrtle Street
Appledore, Bideford, Devon EX39 1PH

Price Guide: £250,000

Having been in the same family hands for many years, this is an excellent opportunity to purchase a charming three bedroom period family house situated just yards from the picturesque Quayside of Appledore and within a short walk of the shops & restaurants.

Briefly, but very importantly, there is a delightful and very generous rear garden that faces south – a real rare asset in the village, 3 first floor bedrooms (two very generous with built-in wardrobes) and a bathroom, a lovely sitting room with original fireplace, a kitchen/dining room with doors that lead to the garden.

This is a home full of character and space that includes lots of sympathetic features of its period, including exposed wooden flooring, fireplaces, high skirtings and picture rails.

All main services are connected including gas central heating and general on-street parking is available near to the property (as well as off-street parking adjacent in Churchfields public car park).

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.

Outside: The garden to number 23 is of particular note. It is uniquely generous for the village and mostly laid to lawn. There is a useful outbuilding for storage that houses the combi-boiler and also a WC. There is a patio area – perfect for sitting and relaxing in the sunshine.

Services: All mains connected. Gas central heating system

Council Tax Band: B

Energy Performance Certificate: D

Directions: From Bideford proceed towards Northam passing the Durrant House Hotel on your right-hand side. Take the right hand turning signposted Appledore. Follow this road down the hill into Myrtle Street where the property can be found on the right as the road bends.





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

t: 01237 476544

f: 01237 422722

e: bideford@hardingresidential.com

www.hardingresidential.com



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.

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.

HB95 Ravensworth 01670 713330



Floor 0



Floor 1



Approximate total area^m
78.2 m²
843 ft²

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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