



Lerina Cottage

29 Market Street, Appledore, Bideford, Devon EX39 1PP

Guide Price: £299,000

HARDING & CO
ESTATE AGENTS & VALUERS

A delightful 2 bedroom former fisherman's cottage in a superb position in the heart of this picturesque fishing village just footsteps from the Quay and Estuary. Considered to be an ideal permanent home or idyllic holiday retreat, this property offers characterful accommodation comprising sitting room, large kitchen/breakfast room and first floor shower room and benefits from an enclosed courtyard garden to the rear which enjoys a sunny aspect.

- 2 Bedrooms and First Floor Shower Room
- Private Rear Courtyard
- Ideal Full Time Home or Holiday Let

Appledore is a quaint port and ship building village with the most picturesque quayside and narrow cobbled streets providing a range of amenities for its inhabitants 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.



Inside, the property comprises of,

Entrance door to;

Entrance Lobby

With glazed door opening to;

Entrance Hall

Radiator, stairs rising to first floor.

Kitchen / Dining Room

14' 11" (4.54m) x 11' 0" (3.36m)

Sitting Room

13' 6" (4.12m) x 10' 3" (3.13m)

Bedroom One

12' 5" (3.78m) [Excluding wardrobe recess] x 9' 6" (2.89m)

Bedroom Two

9' 4" (2.85m) x 6' 2" (1.89m)

Shower Room

Outside

19'5" (5.93m) x 8' 6" (2.6m)

Private walled rear courtyard which is completely paved with flower pots etc.

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

Energy Performance Rating:

Grade II Listed(exempt)

Council Tax Band: B



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. As Market Street is pedestrian, park on the quay. On foot turn into Quay Side (by the Bethel Chapel) and then left into Market Street.



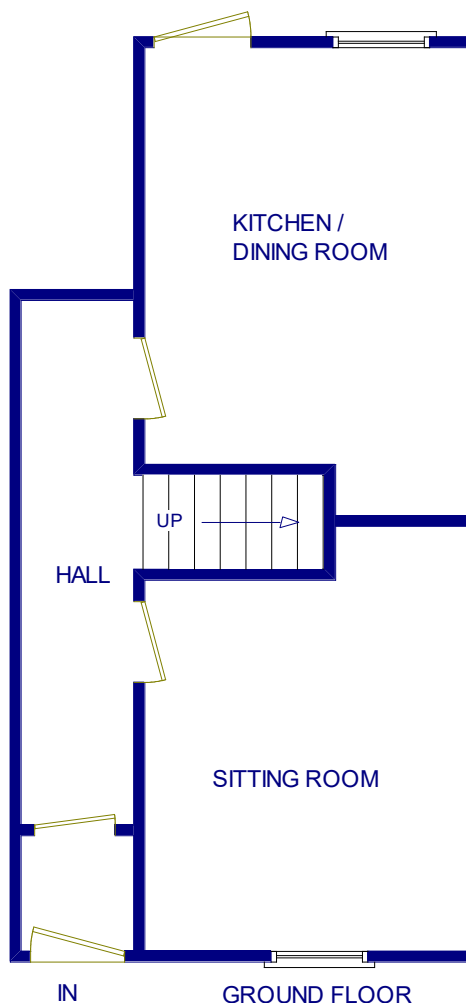
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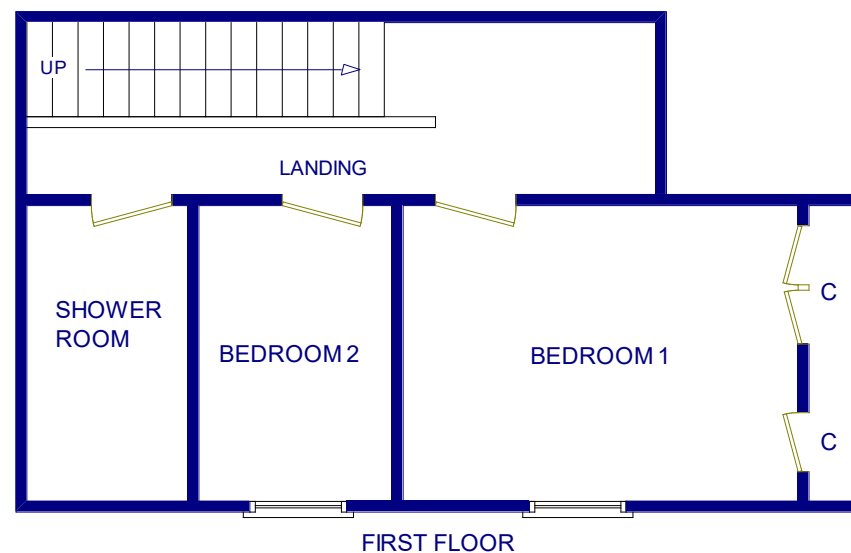
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NOT TO SCALE



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.

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