



Flat 2, 6 The Quay

Appledore, Bideford, Devon EX39 1QS

Price Guide £350,000

HARDING & CO
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A 2nd floor, 2 bed (both en-suite) frontline Quay side apartment in a Grade 2 listed Georgian building offering spacious and airy accommodation with superb views over the estuary towards Instow. This property benefits from the remainder of the 999 year lease with low monthly outgoings. Accommodation briefly comprises: Large open plan living room and kitchen, 2 double beds (both with en-suites), gas central heating. A great opportunity to acquire a lovely well presented property in the heart of this popular seaside village which includes furniture, fixtures and fittings and would make an ideal lock up and leave holiday home. On street parking or permits available for the nearby car parks.

Average Annual Income: £30,000 pa

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. The long-established right to moor a boat in the estuary is also another perk to living in this village.



Communal Entrance Hall

Stairs rising to second floor. Door to:

Entrance Hall

Hatch to boarded loft space, with potential to add a third bedroom subject to the usual planning permission.

Cloakroom

Wash hand basin with mixer tap. Low flush w.c. Radiator. Extractor fan. Utility cupboard housing Baxi gas boiler for central heating and hot water. Space and plumbing for washing machine.

Walk in Storage Cupboard

Radiator. Shelving.

Living Room

Which opens to:

Kitchen/Diner

Overall length of the room 10.48m (34')

A magnificent through room with a double aspect, the front enjoying views directly over the Estuary towards Instow in the distance.

Lounge Area

5.45m x 3.82m (17'10 x 12'6)

Three radiators. Inset ceiling downlighters.

Kitchen Area

4.40m x 2.86m (14'5 x 9'4)

Laminated flooring. Range of white fronted units with stainless steel handles. Solid wood worksurfaces comprising base and wall storage cupboards. 1 ½ bowl stainless steel sink with mixer tap. Integrated dishwasher. Fridge and freezer. Stainless steel fronted oven with gas hob above and extractor canopy over. Part tiled walls. Breakfast bar with 4 chairs.

Bedroom 1

4.30m x 2.75m (14'1 x 9')

A bright room with two sash windows looking directly across the Quay over the estuary towards Instow. Built in double wardrobe cupboard and built in shelved cupboard. Radiator. Emergency door to main hallway. TV point. Door to:

En-Suite Bathroom

Double width shower cubicle. Panelled bath with mixer tap and hand shower attachment. Low flush w.c. Pedestal wash hand basin with mixer tap. Shaver light. Part tiled walls. Heated towel ladder. Laminated flooring. Inset ceiling downlighters.

Bedroom 2

3.94m x 3.10m (12'11 x 10'2)

Built in double wardrobe cupboard and built in single shelf cupboard. Radiator. Inset ceiling downlighters. Door to:

En-Suite Bathroom

Double width shower cubicle. Panelled bath with mixer tap and hand shower attachment. Low flush w.c. Pedestal wash hand basin with mixer tap. Shaver light. Part tiled walls. Heated towel ladder. Laminated flooring. Inset ceiling downlighters.

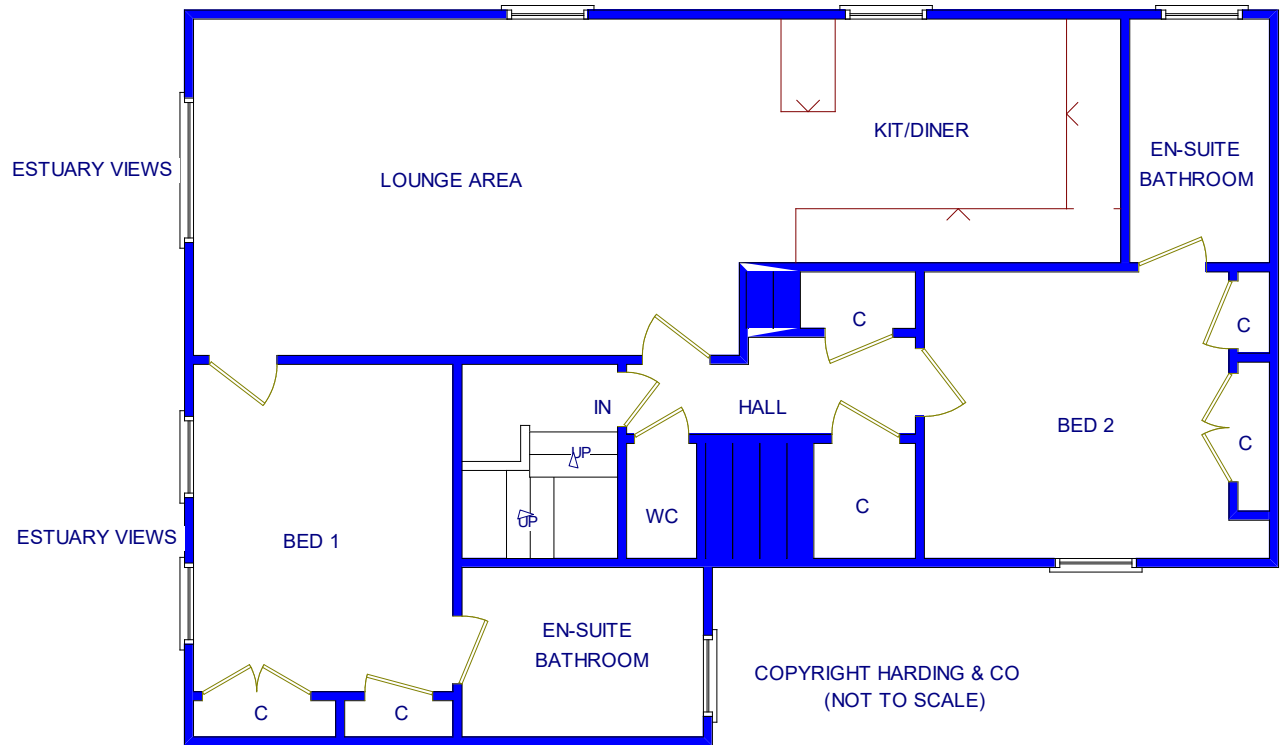
Services: All main services connected. Gas central heating.

Tenure: 999 year lease, approx. 14 years expired, monthly maintenance charge of £52.50, incl. buildings insurance and ground rent.

Energy Performance Certificate: Exempt
Council Tax Banding: A

Directions

From Bideford Quay proceed along Kingsley Road to the Heywood roundabout, take second exit straight across signed to Northam and Appledore. Follow this road and turn right towards Appledore into Churchill Way and continue along this road into the village. As you enter the Quay, No. 6 can be found on the left hand side, the entrance door is between Johns café and restaurant premises.



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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.

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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