



Pineville

Price Guide £365,000

Factory Ope, Appledore, Bideford, Devon EX39 1QW

HARDING & CO
ESTATE AGENTS & VALUERS

A bright and spacious 3 storey, 3 bed terraced house which has been updated in recent years and is well presented throughout. The master bedroom on the top floor has a dressing room and en-suite bathroom, and there are two further double bedrooms and a bathroom on the 1st floor. On entering the house at g/f level, there is a spacious living room with wood burner, and double doors which open to the private rear courtyard, and a well fitted kitchen with integrated appliances. The house is on a quiet lane running between Market St and The Quayside. Vacant possession, no chain. An ideal lock up and leave holiday home or spacious enough for full time occupation.

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. The A39 North Devon Link Road provides access to the regional centre of Barnstaple.



Entrance to:

Living Room

18' 8" (5.69m) x 15' 7" (4.75m)

Under stairs storage cupboard, fireplace with wood burning stove, radiator, double doors opening on to courtyard, high ceiling with spot lights, TV point, laminated floor.

Kitchen

12' 0" (3.67m) x 5' 10" (1.79m)

Fitted with a good range of cream fronted units with metal furniture. Work tops, base and wall storage cupboards, 1.5 bowl ceramic sink, integrated dish washer, fridge and freezer, fitted oven with gas hob and extractor above, part tiled walls, ceiling spot lights, radiator.

First Floor Landing

Radiator

Bedroom 3

10' 3" (2.68m) x 9' (2.90m)

Open Victorian fireplace, radiator.

Bedroom 2

9' 5" (2.87m) x 9' 5" (2.90m)

Radiator

Bathroom

White suite of pedestal hand wash basin with mixer tap, cascade fire shower over. Wash basin, ceramic tiled floor, shaver light, gas Worcester boiler and heated towel ladder.

Second Floor

Bedroom 1

13' 2" (4.01m) x 11' 7" (3.54m)

Glimpses of estuary, radiator, ceiling lights, TV point.

En-Suite Bathroom

White suite of panelled bath with cascade type shower over, low level WC, pedestal wash hand basin, laminated floor, heated towel ladder.

Dressing Room

6' 11" (2.12m) x 6' 3" (1.91m)

Radiator.

Outside

Private courtyard, brick paved floor and white washed walls.

Services:

All main services connected, Gas central heating and sealed unit double glazing.

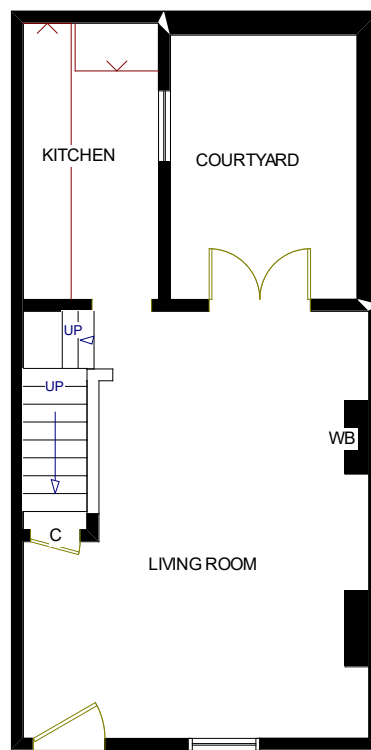
Energy Performance Certificate: D

Council Tax Band: B

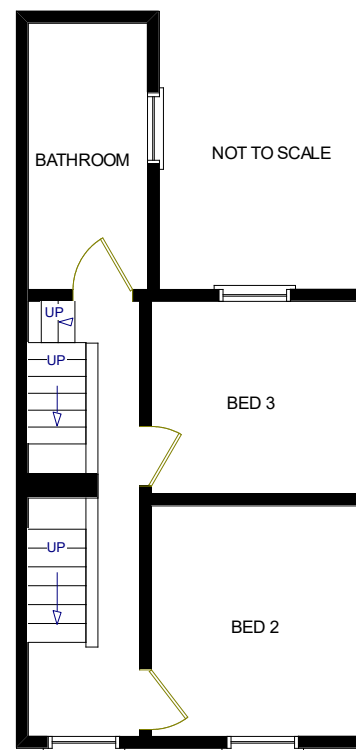
NB. PLEASE NOTE THAT THIS PROPERTY IS NOW VACANT, OUR INTERNAL PHOTOS ARE FROM A PREVIOUS MARKETING CAMPAIGN.

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. Park along the Quay, and on foot, walk up the alleyway to the left of "The Flame Factory" restaurant. Pineville can be found a short way up this lane just before the Appledore Bakery on the Market St corner.

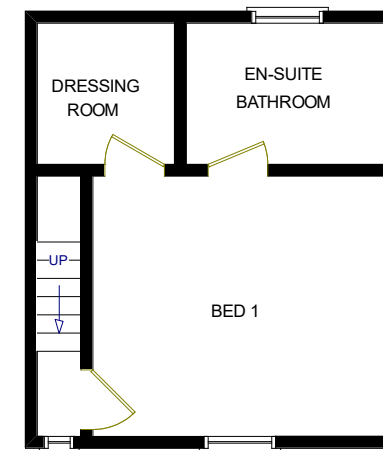




GROUND FLOOR



1ST FLOOR



2ND FLOOR

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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

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

