



Apt 6 (Penthouse) The Gaiety    Price Guide £335,000  
109 Irsha Street, Appledore, Bideford, Devon EX39 1RY

**HARDING & CO**  
ESTATE AGENTS & VALUERS

In the charming coastal village of Appledore, this exquisite penthouse apartment on Irsha Street offers a unique blend of comfort and elegance. Boasting two generously sized bedrooms, each with its own en-suite bathroom, this property is designed for both relaxation and convenience. The spacious layout is filled with natural light, creating an inviting atmosphere throughout.

One of the standout features of this penthouse is the large balcony off the open plan living space (20'5 x 20'), which provides stunning views over the estuary, making it the perfect spot for enjoying morning coffee or evening sunsets. The apartment is ideally located next to the slipway, allowing for easy access to the water and all the delightful activities that come with coastal living.

In addition to its appealing design and prime location, this property includes a share of the Freehold, offering added security and flexibility for future owners. Whether you are seeking a full-time residence or a lucrative holiday let, this penthouse apartment presents an exceptional opportunity to embrace the idyllic lifestyle that Appledore has to offer. The village centre with its local shops, public house's and eateries are within a short stroll, as is the large Churchfield car park.



## The accommodation comprises:

### Communal Entrance Hall

Stairs to First Floor. Door opens to:

### Lower Hallway of the Apartment

Built in storage cupboard and stairs rising to the top floor.

### Hall

Hatch to loft space.

### Cloakroom

W.C. and hand wash basin.

### Double doors from Hall open to:

### Open Plan Living Space with Kitchen

20'5 x 20' (6.22m x 6.10m)

A lovely bright room with double casement doors and two additional Velux windows providing additional light. Windows at the far end leading to the large balcony with extensive estuary views towards Braunton in the distance. A range of kitchen units along two walls with built in appliances and granite worksurfaces.

### Balcony

12'7 x 8' (3.84m x 2.44m)

### Bedroom 1

20'4 x 9'8 (6.20m x 2.95m)

Window and Velux window. Door to:

### En-Suite Bathroom

3 piece white suite

### Bedroom 2

18'6 x 10'9 (5.64m x 3.28m)

Window and Velux window. Door to:

### En-Suite Bathroom

Four piece suite including a separate shower.

### Services

All main services connected. Gas fired central heating.

*NB. As this is a penthouse apartment built within the roof space there is some restrictive head height on the edges of the rooms.*

**Council Tax Band:** Currently business rated  
**Energy Performance Certificate:** TBC

### Lease:

Original 999 year lease. Each property has a sixth share of the freehold.

### Parking:

Although these properties do not have any allocated parking, there are two car parks within a short distance, where spaces can be purchased on an annual basis from Torridge council. There is also some free, on road car spaces in Irsha St, when available.

### Directions:

From Bideford Quay proceed along Kingsley Road to Heywood roundabout, take the second exit straight across signed Northam and Appledore, follow this road and turn right toward Appledore into Churchill Way, continue along this road into the village. Turn right into Irsha St after the main Churchfields car park, 109 will be found on the right hand side, by the slipway.





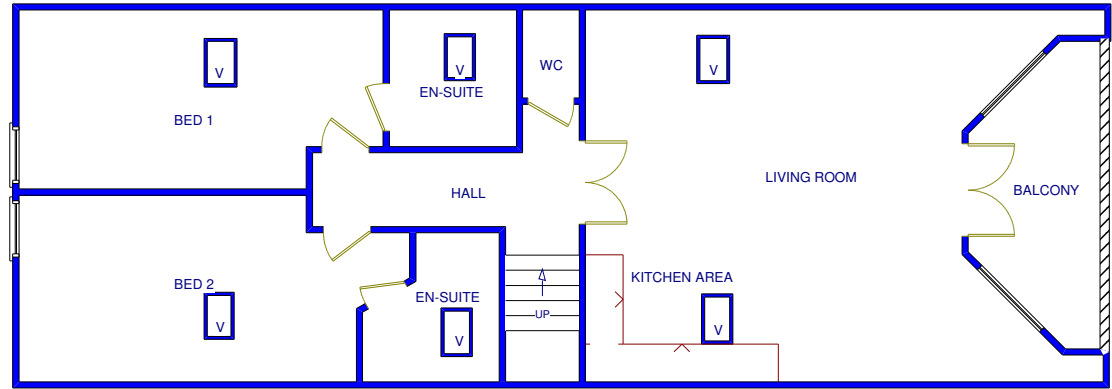
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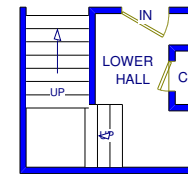
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(NOT TO SCALE)



**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.



