



Views nearby

6 Pitt Court  
Pitt Hill, Appledore, Bideford, Devon EX39 1PU

Price Guide £225,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS

An individual end of terrace cottage in a tucked away position at the end of a delightful cobbled footpath. The cottage is presented in good order and offers 2 first floor bedrooms, ground floor sitting room with wood burner, re-fitted kitchen and shower room. There is a small outside sitting area and a useful block built store. This property would be an ideal lock up and leave holiday home or alternatively a compact permanent home. As you walk along the footpath away from the cottage there are views of the estuary in the distance. The village itself is within a short walk and parking is relatively easy within Pitt Hill area.

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.



## Entrance Door to Entrance Hall

Quarry tiled floor

## Ground Floor Shower Room:

White suite comprising of pedestal, hand wash basin, low flush WC, shower cubicle with Triton shower, shower screen and tiling. (room for a bath if required).

## From the hall access to:

## Sitting Room

**13' 3" (4.05m) x 10' 7" (3.22m)**

Cosy room with half glazed door to outside, open fireplace with fitted wood burner. Wall alcove with shelving. Electric radiator. Understairs storage cupboard. door opens to:

## Kitchen

**10' 3" (3.13m) x 7' 3" (2.21m)**

Fitted with a range of off white fronted units comprising of base and wall storage cupboards. Stainless steel sink unit. Fitted oven and electric hob. Washing machine. Space for refrigerator. Understairs storage cupboard. Part tiled walls.

## First Floor

## Bedroom 1

**12' 6" (3.81m) x 10' 3" (3.12m)**

Wall heater.

## Bedroom 2

**9' 9" (2.97m) x 8' 4" (2.54m)**

Wall recess storage. Hatch to loft space.

## Outside

Small area to sit outside at the front of the property with steps leading up to a useful **Block Built Storage Shed. 4' 11" (1.5m) x 5' 3" (1.6m)**

## Services

All main services connected. Electric heating.

**Council Tax Band: A**

**Energy Performance Rating: F**

## Directions

From Bideford Quay proceed towards Northam passing over the A39 roundabout. Past the Durrant House Hotel, Take the next turning right into Churchill Way, signposted Appledore. Continue along this road and upon reaching Richmond Road continue down the hill passing the telephone box on the right hand side and taking the next turning right into Pitt Hill. Pitt Court can be found on the right hand side after a short distance. No 6 is situated at the far end, marked by a Harding & Co for sale board.







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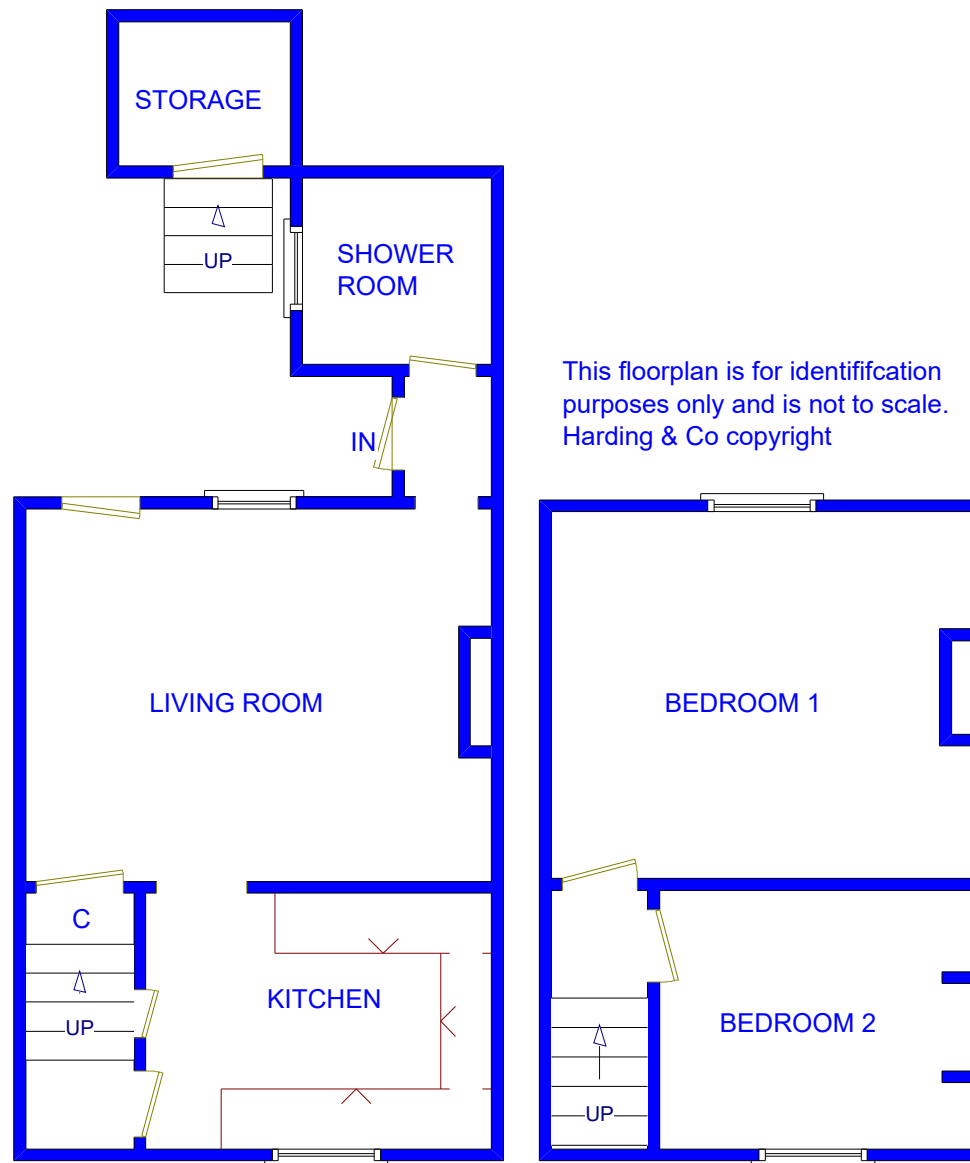
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