



31 Bude Street
Appledore, Bideford, Devon EX39 1PS

Price Guide £580,000

A beautifully presented large 4 bed / 3 recep village house, located in Bude St, a popular central location within the village with the water located at the end of the street. The spacious accommodation is arranged over three levels, incorporating many period features and modern refinements including well preserved period tiled flooring in the hall, a number of cast iron and open fireplaces, sash windows to the front, beautifully exposed wooden floorboards to the principle rooms, first and second floor along with many stripped wood internal doors. Complemented with quality modern refinements including a lovely kitchen with granite work surfaces, programmable electric Aga and wall length bi-fold doors to the garden.

On the ground and first floor there is a Fired Earth wet room and bathroom both with slate/ceramic flooring.

In addition to the rear is a stone out building and pretty garden.

The property is being sold with no on-going chain.



The Village: Appledore is a quaint port and ship building village with the most picturesque quayside and narrow cobbled streets providing 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 Golf Course. A regular bus service provides access to the port and market town of Bideford, approximately 3 miles distant.

Outside: The rear garden to 31 is of particular note. It has a lovely patio which is accessed from the rear lobby or from the attractive bi-folding doors off the wonderful kitchen dining space. The garden is raised, allowing for lots of sunshine. It is very well stocked with attractive and mature planting and is an extremely pleasant space – The garden is fully enclosed and includes a store towards the back.

Council Tax: D

Energy Performance Rating: C

Services: All main services connected. Gas central heating.

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. Take a left hand turn into Odun Road and park in the car park on the right. Proceed on foot to the top of Bude Street, the property is located just down the road on the left-hand side.





Invicta House, The Pill, Kingsley Road,
Bideford, Devon EX39 2PF

t: 01237 476544

f: 01237 422722

e: bideford@hardingresidential.com

www.hardingresidential.com



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

201.8 m²

2171 ft²

Reduced headroom

14.8 m²

159 ft²

(1) Excluding balconies and terraces

Barred headroom
— Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3K standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.

HB95 Ravensworth 01670 713330

