



Waters Edge, Flat 7 The Gaiety Irsha Street, Bideford, EX39 1RY
Guide price £200,000

In the picturesque coastal village of Appledore, this charming ground floor apartment within Irsha Street offers a unique blend of comfort and privacy, with exceptional views over the estuary towards Instow & Crow Point. Making for an excellent bolt-hole or potential holiday let investment.

In addition to its appealing design and prime location, this property includes its own Freehold. This waterside apartment presents an exceptional opportunity to embrace the idyllic lifestyle that Appledore has to offer.

No Chain.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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.

