



Odun Cottage

4a Odun Road, Appledore, Bideford, Devon EX39 1PT

Price Guide: £650,000

HARDING & CO
ESTATE AGENTS & VALUERS

A beautiful 3-bedroom Grade II listed coastal cottage with estuary views and generous west facing rear garden, situated in an excellent elevated position with public parking facilities directly opposite and within a short walking distance of the village centre and the water - A rare proposition.

This is a superbly presented family house, with careful attention to detail and original period features throughout that offers a beautiful balance between modern and old. This is an exceptional property worthy of immediate attention. No Chain

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, where a wide range of national and local shopping, banking and recreational facilities can be found. The A39 North Devon Link Road provides

Accommodation:

Reception Hall

Cloakroom

Sitting Room

3.99m x 4.57m (13'1 x 15')

Kitchen/Breakfast Room

5.75m x 4.17m (18'10 x 13'8)

Dining Room

4.01m x 4.17m (13'2 x 13'8)

Utility Room

1.64m x 1.95m (5'5 x 6'5)

Bedroom 1

3.98m x 3.60m (13'1 x 11'10)

With beautiful estuary views

En-suite Shower Room

Bedroom 2

3.63m x 3.19m (11'11 x 10'5)

Bedroom 3

3.45m x 4.29m (11'4 x 14'1)

Bathroom

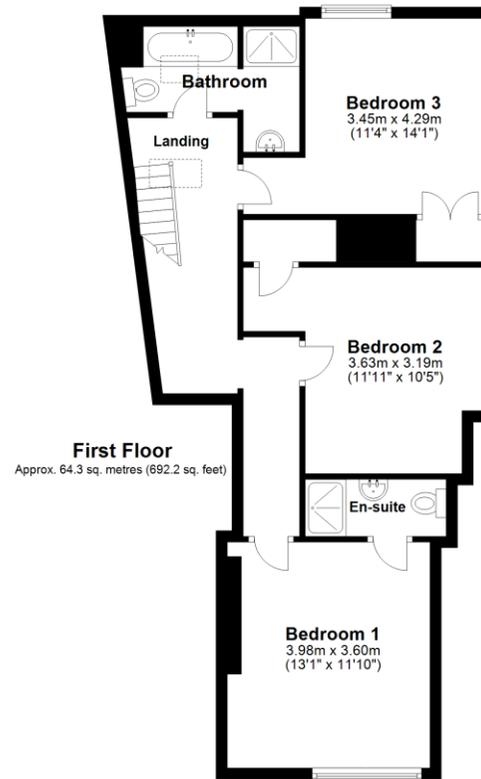
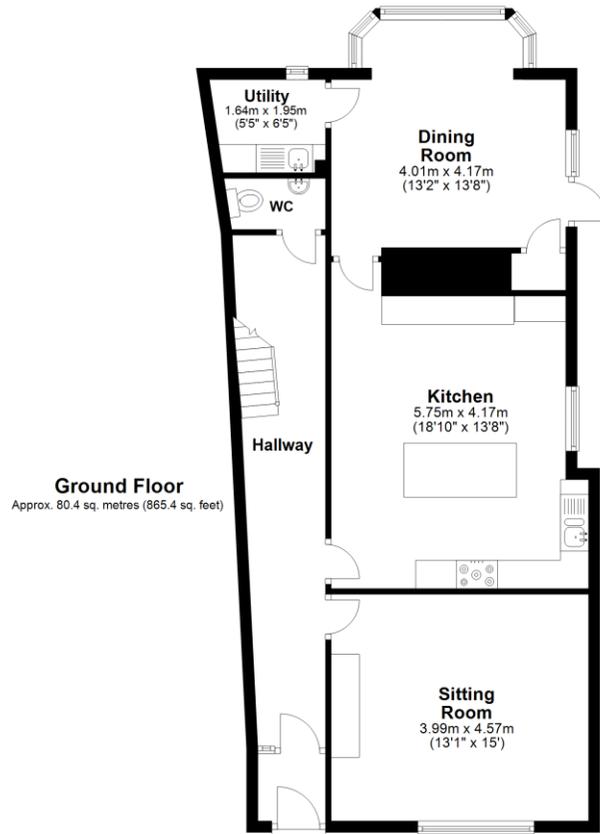
Rear Garden: A superbly designed and landscaped west facing garden, elevated and finished with beautiful stone patio areas that are lovely areas for dining and relaxing in the sun etc. There is a newly built well-designed store with a tiled roof and small bar area.

Services: All main services connected including brand new gas central heating system.

Energy Performance Rating: C

Council Tax Band: C





Total area: approx. 144.7 sq. metres (1557.6 sq. feet)

For identification purposes only.
Plan produced using PlanUp.

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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 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.

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