



Apartment 1, 6 The Quay



Apartment 1, 6 The

Appledore, Bideford, Devon, EX39 1QS

Quayside Location Bideford 2 miles Barnstaple 10 miles.

A spacious, 2 double bedroom apartment in a quayside location with stunning estuary views.

- Stunning Coastal Views
- 2 Double Bedrooms (both Ensuite)
- Cloakroom
- No Onward Chain
- Leasehold
- 'Quayside' Location
- 33ft Open-Plan Living Accommodation
- Successful Holiday Let
- Popular Village
- Council Tax Band 'Exempt'

Guide Price £330,000

Situation

6 The Quay occupies a prime, coastal position on Appledore Quayside. The apartment offers magnificent and unobstructed views across the Torridge Estuary. Appledore is a quaint old fisherman's village built on a hillside with mazes of narrow lanes leading to an attractive medley of closely packed, brightly painted cottages, decorated with hanging baskets. The quay is delightfully busy, somewhere to sit and have breakfast or lunch and enjoy the view, perhaps a spot of crabbing. Famous for its artists and craftsmen, the village now boasts a festival with the Appledore Crafts Company, where you can find a broad range of arts and crafts from ceramics, photography, jewellery and paintings.

The village offers an excellent range of amenities including; a highly regarded shop/delicatessen, various independent/artisan shops, galleries, pubs, cafes, restaurants, takeaways, primary school and a church. The Northam Burrows Country Park (Site of Special Scientific Interest) and Royal North Devon Golf Club (the oldest golf course in England) are only a short distance away. There are walks alongside the river towards Bideford and Westward Ho!, which hosts a variety of pubs and restaurants and offers a wide range of local seafood. Make sure to catch a seasonal ferry from Appledore to the sweeping beach of Instow to sit and watch the colourful boats bobbing on the water. One of the most beautiful beaches in North Devon.

The port town of Bideford (2 miles) offers a wider range of facilities including; a large assortment of shops, banks, pubs/restaurants/cafes and schooling for all ages (public and private), several supermarkets and a retail complex. The coastal resorts of Instow and Westward Ho! are close by and offer a mixture of sandy beaches, fine pubs/restaurants amongst other amenities and attractions. The A39/North Devon Link Road (1 mile) provides brisk passage in/out of the area, to the regional centre of Barnstaple (11 miles) and M5 motorway Tiverton Parkway train station (London Paddington 1h 57m).



Description

Occupying a prominent and enviable position on Appledore Quayside, with stunning views across the estuary towards Instow, No.6 The Quay is a very spacious apartment, offering open plan living accommodation, master bedroom with waterside views, wardrobes, a large en-suite with bath and separate shower. The second bedroom also features wardrobes, an en-suite bathroom with a bath and a separate shower. The first-floor apartment is one of just two, was beautifully and sympathetically converted in 2007 and is located above the award-winning, Johns delicatessen and has enjoyed just two owners since its conversion. The building is believed to date from the Regency period, approx.1758. With its striking and imposing Regency façade, it has the benefit of a Grade II listing. The property is currently a highly successful holiday let and is available with no onward chain.

Accommodation

The front door opens into the ENTRANCE HALL with a staircase leading up to both apartments and the front door to Apartment 1, located on the First Floor. First Floor. The front door of the apartment opens into the spacious HALLWAY, with two large cupboards, a door to bedroom 2, CLOAKROOM with WC and basin and a door to the living room. The large (33'6") contemporary, open-plan, LIVING AREA, comprises kitchen, sitting and dining areas and enjoys a bright, double-aspect. The KITCHEN is appointed with a comprehensive range of light units, with contrasting worktop over, tiled splashbacks, matching, wall-mounted units, a comprehensive range of fitted appliances and a large breakfast bar providing seating for four. The LIVING AREA offers ample space for sitting and dining with the benefit of gorgeous estuary views. BEDROOM 1 is at the front of the property, with estuary views, fitted wardrobes and ensuite bathroom, comprising; bath, shower cubicle, basin and WC. BEDROOM 2 is a double room, with fitted wardrobes, an ensuite bathroom, comprising; bath, shower cubicle, basin and WC.

Services & Additional Information

The apartment is currently run as a successful holiday let, with high occupancy rates.

The apartment is currently council tax exempt.

All mains services are currently connected. Gas central heating via radiators.

HIVE remote controlled heating system.

999-year lease / 982 years remaining.

A monthly maintenance charge of £83.40 is payable (this includes Buildings Insurance).

Broadband: 'Standard' 'Superfast' 'Ultrafast' is available (Ofcom) Please check with chosen provider

Mobile phone coverage from the major providers: EE - Good / o2 - Variable / Three - Good / Vodafone - Good (Ofcom). Please check with chosen provider.

Viewings

Strictly by confirmed prior appointment please, through the sole selling agents, Stags on 01237 425 030.

Directions

If approaching from The A39 (North Devon Link Rd), at Heyward Rd roundabout, turn towards Northam/Appledore/Westward Ho! onto Hayward Rd / B3236, follow this road for approx. 0.4 miles, turning right into Churchill Way / A386, signed 'Appledore', follow this road for approx. 2.5 miles, keep left onto 'Marine Parade', follow this road for approx. 0.15 miles, where the apartment will be found on the left, above 'Johns' Café. The door is the 'duck egg' blue door in the middle of the building.

What3words:///when.hologram.zoned

Postcode: EX39 1QS (Not to be relied upon).



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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Approximate Gross Internal Area = 88.2 sq m / 949 sq ft

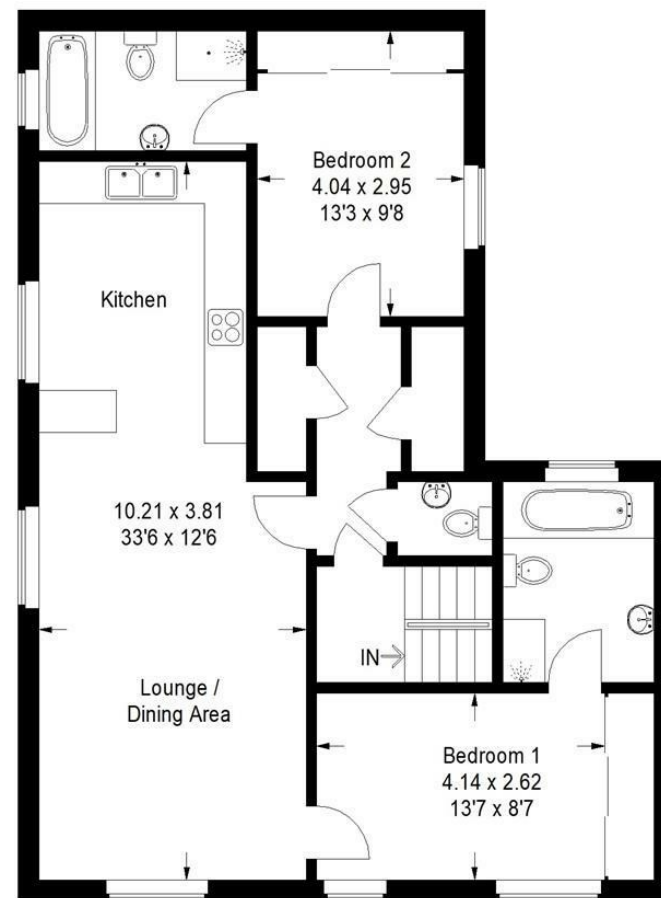


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