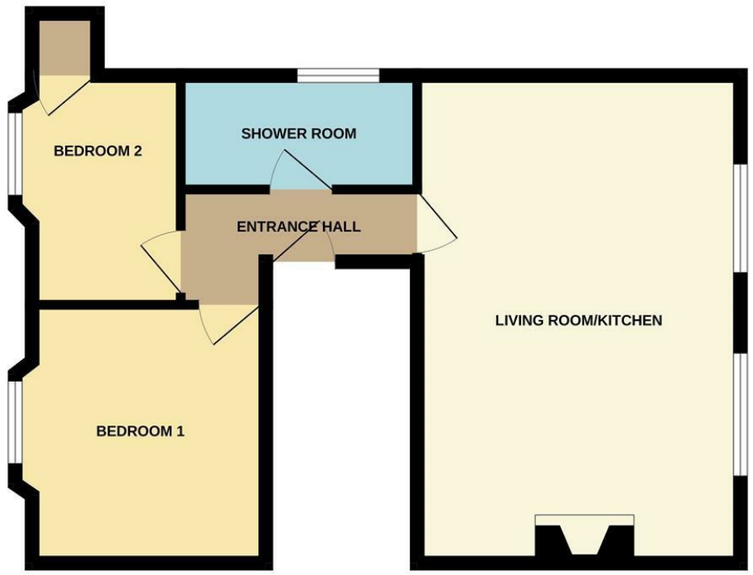
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GROUND FLOOR
490 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 490 sq.ft. (45.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Bideford Quay, proceed in a northerly direction out of the town along Kingsley Road towards Heywood Roundabout. At the roundabout, continue straight across, passing the Durrant House Hotel on your right. Shortly thereafter, turn right, signposted Appledore, and follow the road into the village. For an initial viewing of the property, we recommend parking on Appledore Quay, close to Johns Delicatessen, and continuing on foot into Bude Street, where number 7 will be easily identified.

Looking to sell? Let us value your property for free!
Call 01237 879797
or email bideford@phillipsland.com

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Flat 2, 7 Bude Street

Appledore, Bideford, Devon EX39 1PS

Guide Price
£225,000

- First Floor Two-Bedroom Apartment
- Grade II Listed Building
- Well Presented Accommodation
- A 'Stones Throw' from the Quay
- Share Of Freehold
- Period Features
- Parking Facility
- Main Residence Or Holiday Let Potential
- Electric Heating
- Shared Rear Courtyard





Overview

7 Bude Street is an attractive Grade II Listed, mid-terrace period property of Georgian origin, which has been sympathetically converted to provide four self-contained apartments. The apartment offered for sale occupies the first floor and retains a wealth of period charm and character, complemented by recently installed electric radiators.

Ideally positioned just a few steps from Appledore Quay, the property is superbly situated to enjoy all that this highly sought-after coastal village has to offer. The selling agents consider the apartment to be an excellent opportunity for first-time buyers and investors, as well as those seeking a convenient 'lock-up-and-leave' holiday retreat. An early internal viewing is highly recommended to avoid disappointment.

The accommodation is approached through a communal entrance porch and hallway, featuring an attractive tiled floor and an ornate staircase rising to the first floor, where the private entrance to the apartment can be found.

To the front of the property is an impressive split-level living room/kitchen, full of character and featuring floor-to-ceiling windows, a delightful marble fireplace and a high ceiling enhanced by ornate cornicing and a decorative ceiling rose. The kitchen area is fitted with a range of units providing ample storage, together with an integrated oven and hob and additional space for appliances.

There are two bedrooms, comprising a double and a single, together with a well-appointed shower room fitted with a three-piece suite and benefiting from space and plumbing for a washing machine.

To the front of the property is an off-road parking area, shared between the four apartments within the building and available on a 'first come, first served' basis.

To the rear is an enclosed communal courtyard, which enjoys a sunny aspect and provides a pleasant outdoor space for the use of residents.

AGENTS NOTE – The property is held on the balance of a 999-year lease and includes a 1/4 share of the freehold of the building. A service charge of £100 per month is currently payable, which contributes towards the upkeep and maintenance of the communal areas, together with the buildings insurance.

The owners of the four apartments meet annually to agree the level of the service charge and any scheduled maintenance or works required to the building.

Prospective purchasers should also be aware that dogs are not permitted at the property.

Services
Mains Electric, Water and Drainage

Council Tax band -
A

EPC Rating -
TBC

Tenure
Leasehold - Share of Freehold

Viewings
Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on
01237 879797





Room list:

Entrance Hall

Living Room/Kitchen
5.99m x 3.96m (19'8" x 13')

Bedroom 1
3.23m x 2.90m (10'7" x 9'6")

Bedroom 2
2.74m x 1.83m (9' x 6')

Shower Room
2.87m x 1.40m (9'5" x 4'7")

Situation

Appledore is a picturesque former fishing village situated on the banks of the River Torridge and is renowned for its charming narrow streets, colourful cottages and attractive quayside. The village offers a good selection of local amenities, including independent shops, cafés, restaurants and traditional pubs, together with schooling and places of worship, many of which are within easy walking distance of Bude Street.

The nearby port and market town of Bideford provides a wider range of shopping and everyday facilities, whilst the popular coastal resort of Westward Ho!, with its long sandy Blue Flag beach and famous pebble ridge, is just a short drive away. Barnstaple, North Devon's regional centre, is approximately 25 minutes away by car via the A39 and offers the area's principal shopping, business and commercial facilities.

