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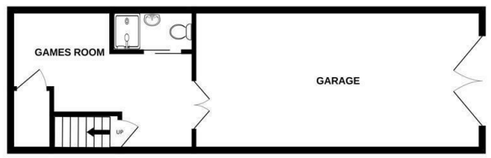
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LOWER GROUND FLOOR



1ST FLOOR



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 towards Heywood Road (A386) and continue straight across Heywood Roundabout, following signs for Northam and Appledore. Continue along the A386 before turning left onto the A4133 towards Appledore. Follow the road down into appledore and take the right hand turn onto New Street at the bottom of the hill, the property will be found on your right hand side.

Looking to sell? Let us value your property for free!

Call 01237 879797

or email bideford@phillipsland.com

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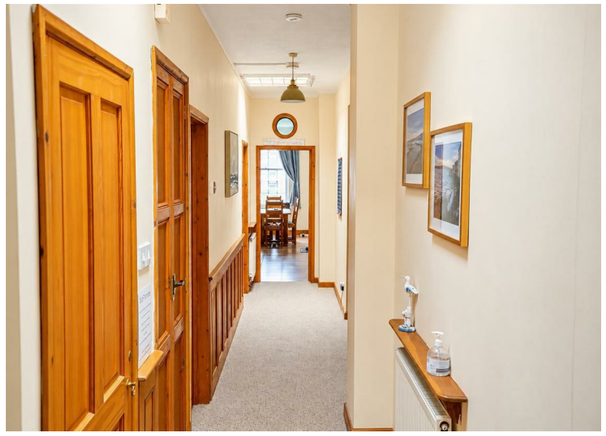
3 Bed House - Terraced

The Boat House, 12a New Street, Appledore, Bideford, EX39 1QL

Price Guide

£495,000

- Unique three-bedroom period home
- Spacious roof terrace with elevated views
- Successful holiday let with versatile potential
- Overlooking the historic Richmond Dry Dock
- Cinema/games room
- Central Appledore location
- No onward chain
- Rare integral double garage/workshop





Overview



Outside

Room list:

Location

Accomodation

Ground Floor

Entrance Hall

Bedroom Three
3.38 x 2.68 (11'1" x 8'10")

Bathroom

Bedroom Two
3.84 x 3.72 (12'7" x 12'2")

Bedroom One
3.76 x 3.59 (12'4" x 11'9")

Ensuite

Open Plan living
6.63 x 5.15 (21'9" x 16'11")

Lower Ground Floor

Games Room
7.41 x 5.20 (24'4" x 17'1")

Shower Room

Garage
11.27 x 5.29 (37'0" x 17'4")

Outside

Services
Type your text here

Council Tax band
C

EPC Rating
D

Tenure
Freehold

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



