

Flat 3, The Holt
Appledore, Bideford, Devon EX39 1RG

Price Guide £229,950

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A unique ground floor, garden apartment within this impressive Georgian building, built originally for local shipbuilder William Yeo c.1850 and converted into apartments in the late 1970's. This very appealing Grade II Listed property has its own entrance and boasts a beautiful 17' sitting room (formerly the snooker room) with high ceiling and original cornicings. There is a well equipped kitchen, double bedroom (with similar high ceilings and feature windows), a shower room (formerly the flower room) There is also a very spacious and usable loft space with easy access.

The garden is of particular note. It is a lovely private space consisting initially of a patio offering estuary views through the mature trees and a large, gently sloping area of grass, fruit trees and mature planting - a wonderful calm space and a rare amount of private land in the village.

There is private parking within communal grounds along with a single garage (with electricity).

Although this property would equally be ideal as a full time or holiday home, it is worth noting that these properties cannot be commercially holiday let.

The apartment is being sold with no on-going chain.



Situation
Appledore is a quaint port & fishing village with the most picturesque quayside and narrow cobbled streets providing a range of 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 championship 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

Outside
Accessed by a private driveway leading to the south-west side of the building where there is plenty of residents off-road parking. Plus, there is a single GARAGE and use of the additional communal grounds as well as the aforementioned private garden.

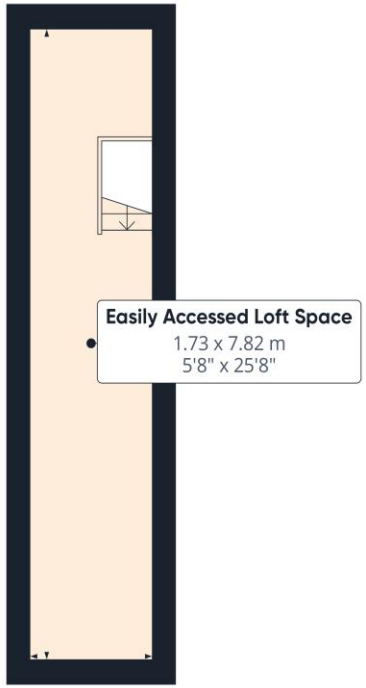
Services: Mains electricity, water & drainage. Electric heating and cooking.
Energy Performance Certificate: Grade II Listed
Council Tax Banding: A
Tenure: Leasehold. 999 year lease dated from 2016. Each owner has 1/8 of the freehold.
Maintenance Charge: We understand that there is a maintenance charge of £183 per month which includes building insurance and ground rent.

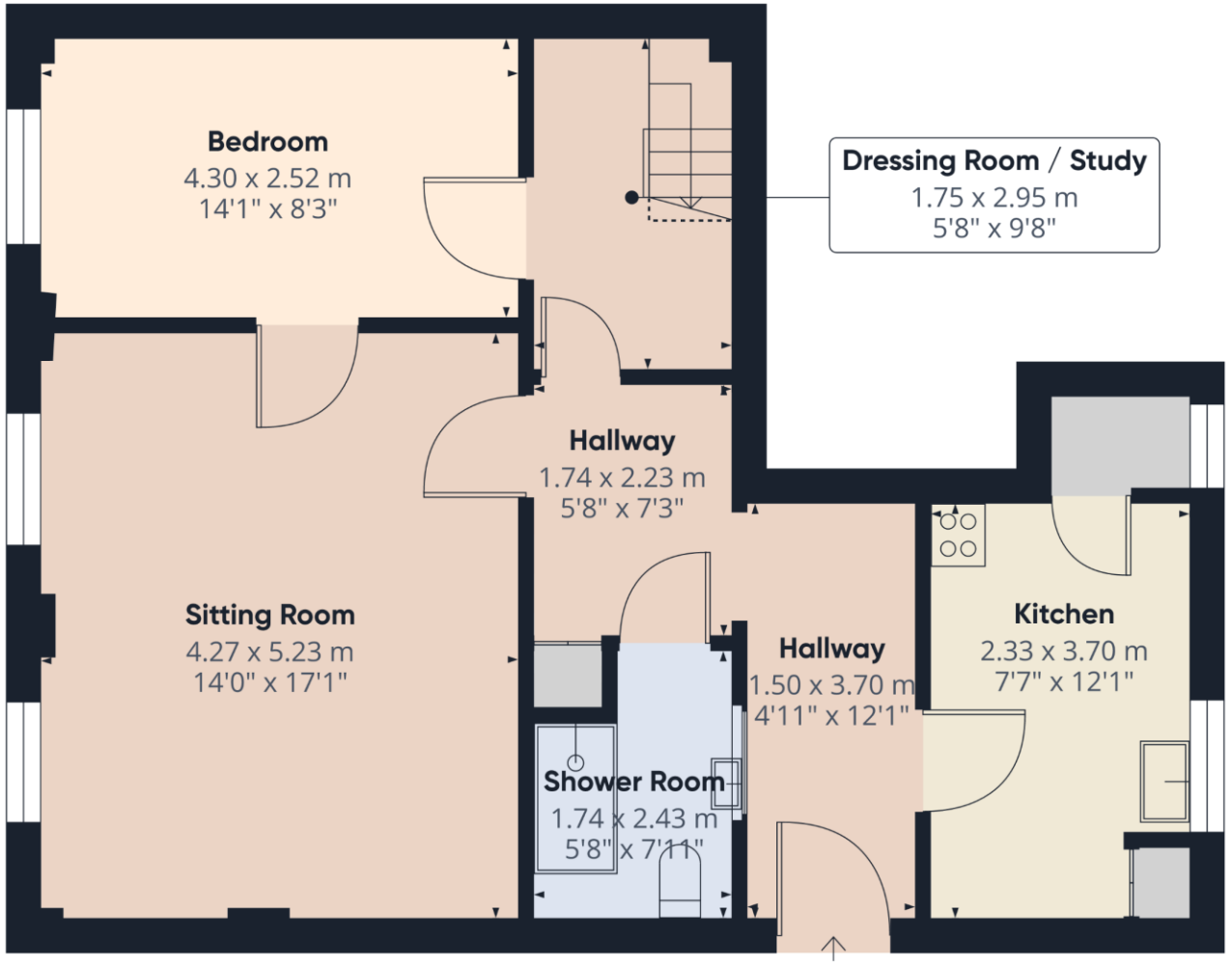
Directions: From the Atlantic Highway, on reaching the Heywood roundabout turn towards Northam and Westward Ho! Follow this road for a short distance and then take the right hand turning signposted to Appledore. Proceed along Churchill Way and upon reaching the top of Appledore turn left into Staddon Road. Proceed along Staddon Road and take the second turning on the right, which will lead to the Holt and bear left to the parking area designated to Flat 3.











Approximate total area(1)
62.2 m²
668 ft²

Reduced headroom
0.5 m²
5 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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.






EVERY
THING
OK

