



**12 Alpha Place, Appledore, Bideford, EX39 1QY**

**Asking Price £475,000**

- Heart Of Appledore
- Character Property
- Spacious Accommodation
- Ideal Family Home
- NO CHAIN!
- Sought After Village Location
- Estuary Views
- Holiday Let/Investment Opportunity
- Log Burner

# 12 Alpha Place, Bideford EX39 1QY

We are delighted to offer this beautifully presented 4 bedroom Victorian family home offering well-planned and spacious accommodation, occupying a central position within the ever popular fishing village of Appledore. Accessed by an attractive cobbled path, the property boasts superb views of the estuary and across to Instow. Offering a wealth of character features, the property is sure to appeal to those seeking a charming family home, or established holiday let. The owner currently runs the property as a successful holiday let, so there is an opportunity for a potential purchaser to carry on bookings seamlessly.



Council Tax Band: B



## GROUND FLOOR

### LOUNGE

13'9" x 11'10"

The lounge is a light and spacious room found at the front of the property with a cosy log burner.

### DINING ROOM

17'3" x 11'7"

The dining room provides access into the kitchen and benefits from french doors leading onto the garden patio. There is ample space for a large dining table and chairs with the addition of handy understairs storage.

### KITCHEN

19'7" x 6'9"

The kitchen is well fitted with a range of matching hand and eye level units with space for a double oven and hob, with extractor over, sink with drainer, and undercounter storage and space for white goods. The room also provides access into the garden and benefits from vaulted ceilings with charming character beams.

## FIRST FLOOR

### BEDROOM ONE

16'4" x 12'3"

A generously sized double bedroom found at the front of the home.

### BEDROOM FOUR

8'11" x 8'10"

A good sized single room.

### BATHROOM

7'3" x 7'3"

A modern, white three piece suite comprising a walk-in shower cubicle, roll top bath, low level WC and hand wash basin.

## SECOND FLOOR

### BEDROOM THREE

8'8" x 16'4" narrowing to 9'1"

A further double bedroom with delightful views over appledore and out to instow.

### BEDROOM TWO

11'9" x 9'10"

A further good sized double room with stunning views and private ensuite.

### ENSUITE

5'6" x 4'4"

A modern three piece suite comprising a walk-in shower cubicle, low level WC and hand wash basin.

## OUTSIDE

The property benefits from a well kept and mature rear garden with a patio area laid with slabs and stairs leading up onto a deck area bordered with an array of mature flowers. There is also a handy garden shed for additional storage.

## VIEWINGS

By prior arrangement only via the sole selling agents Morris and Bott 01237 459 998. Please be aware that due to the success of the property as a holiday let, viewings are only conducted in changeovers or breaks in the booking calendar so please do contact a member of the team to check availability.



## Directions

From our office in Bideford, proceed towards Northam, passing Morrisons supermarket on your right hand side and continue until reaching the Heywood Road roundabout. Continue straight across the roundabout following signs for Northam, Westward Ho! and Appledore. Continue past the Durrant House Hotel and take the right hand turning shortly after signed for Appledore. Proceed along this road passing the swimming pool and Appledore Football club. On entering Appledore down the Richmond Hill continue onto the Quay. Proceed towards the quay car park and turn left just before the Seagate Hotel and 2nd left where Alpha Place can be found on the right hand side. Proceed up the cobbles where the property will be found on the right.

