



2 Myra Court, Irsha Street, Appledore, Bideford, EX39 1RW

Price Guide £265,000

- NO CHAIN
- Immaculately Presented Throughout
- Just Off Irsha Street
- Heart of Appledore Village
- Must See
- Character Cottage
- Walking Distance to Amenities
- Holiday Let Potential
- Cobbled Pedestrian Access

2 Myra Court Irsha Street, Bideford EX39 1RW

Tucked away just off the ever-popular Irsha Street within Appledore, this superb 2-bedroom semi-detached cottage offers a fantastic opportunity to acquire the perfect lock-up-and-leave holiday home or investment property. Myra Court is accessed via a quaint cobbled footpath, enhancing its peaceful and tucked-away appeal.

Full of charm and character, the cottage features an inviting open-plan ground floor living space that has been thoughtfully updated to blend modern comforts with the historic charm of the building. Highlights include original flagstone flooring, exposed wooden beams, and a feature wood-burning stove that creates a cosy atmosphere.



Council Tax Band: A



GROUND FLOOR

Open Plan Lounge/Diner

16'9" x 11'9"

A comfortable lounge area with an attractive feature fireplace, exposed beam and flagstone flooring. To the rear of the room is a cosy dining area, which comfortably allows for a table and chairs.

Kitchen

6'11" x 6'8"

This modern and well presented kitchen has been fitted with a range of matching floor and eye level units with built-in appliances including an electric oven, hob, fridge/freezer and washer/dryer.

Shower Room

Comprising of a walk in shower cubicle, wash hand basin and low level WC.

FIRST FLOOR

Bedroom One

11'10" x 10'2"

A comfortable double bedroom with attractive feature fireplace and a handy storage cupboard.

Bedroom Two

8'1" x 9'10"

A comfortable single bedroom featuring a built-in cupboard, which also houses the boiler.

Viewings

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.

Services

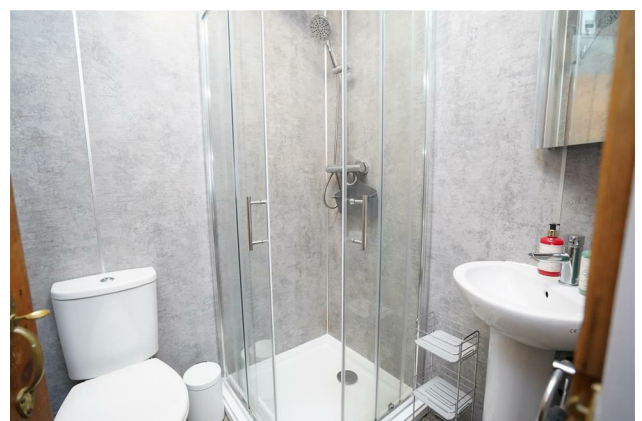
All mains services connected. Gas fired central heating.

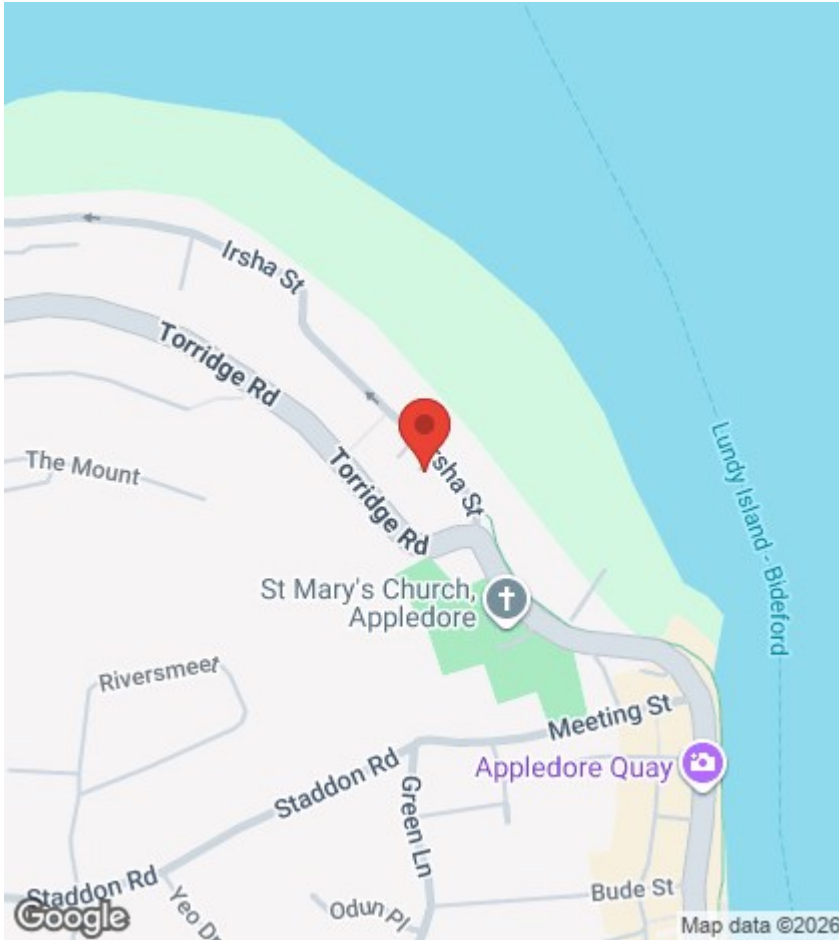
Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 1800 Mbps.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Agents Notes

To include all furniture, excluding any personal items





Directions

From Appledore Quay proceed North towards Irsha Street. Upon entering Irsha Street, Myra Court will be found after approximately 100 yards on the left hand side with the cottage is on the left hand side. Parking is available in the nearby Churchfield Car Park on the Quay.

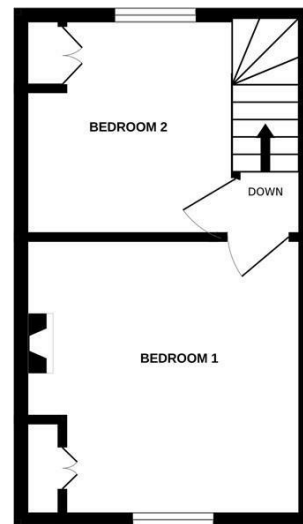
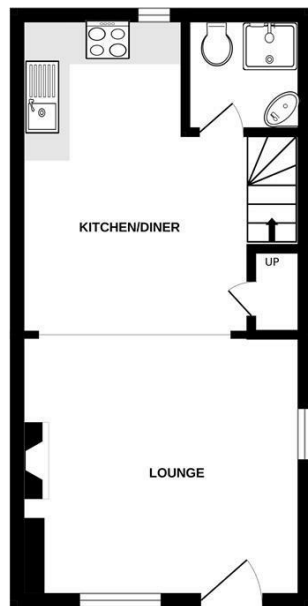
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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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