



## Richmond Road, Appledore

Asking Price Of £350,000

 3 Bedrooms

 1 Bathroom

 EPC 59

- Recently Refurbished Throughout
- Stylishly Presented
- Open Plan Accommodation
- Stone's Throw From Appledore Quay
- No Chain
- Must See
- Potential Holiday Let
- Three Bedrooms

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## Richmond Road,

Appledore, EX39 1PE

Morris and Bott are delighted to offer this stylishly presented, character cottage just a stone's throw from the heart of Appledore. This charming home briefly comprises of an open plan lounge, kitchen/diner area on the ground floor and three bedrooms and a bathroom on the first floor, the property also benefits from a covered patio area. The home is currently utilised as a holiday home and is being made available fully equipped for any potential purchasers to simply take the reins.



**LOCATION** The quaint fishing village of Appledore with its maze of cobbled streets and picture postcard cottages is famed for its regular arts and crafts festivals throughout the calendar year and caters well offering a convenient village store, primary school and a plethora of restaurants and bistros. Westward Ho! with its 2 miles of golden sandy blue flagged beach is a favourite with surfers, families and bathers alike and is a short distance away. Protected by the unique natural feature of the pebble ridge, the Northam Burrows Country Park is a popular spot with walkers and cyclists and is also the home of England's Oldest Golf Club, the Royal North Devon. Barnstaple, the regional centre, is connected by a regular bus service and offers High St shopping, a rail link to Exeter in the South and a convenient route to the M5 motorway via the North Devon Link Road.



**PORCH** Welcomes you into the home.

**LOUNGE 15' 1" x 15' 0" (4.6m x 4.58m)**

A charming reception area that oozes with character, with a feature fireplace. This cosy space is perfect for relaxing and unwinding in all year round with feature fireplace. The large window allows light to flood into the room. The open plan nature of the ground floor make this a real sociable space.

**KITCHEN/DINER 12' 0" x 11' 6" (3.68m x 3.52m)**

The kitchen has been fitted with a range of matching hand and eye level units with an integrated oven and hob, with extractor over, and undercounter plumbing and storage for a washing machine. Ample space for dining.



**BEDROOM ONE 10' 5" x 9' 1" (3.2m x 2.78m)**

Good size double room.

**BEDROOM TWO 9' 10" x 9' 0" (3m x 2.75m)**

Currently arranged as a twin room with a window overlooking the front of the property.

**BEDROOM THREE MAX: 9' 0" x 9' 0" (2.76m x 2.75m)**

Delightful, single bedroom overlooking the front of the property.

**BATHROOM** Modern 3 piece suite comprising of a panelled bath with overhead shower, low level WC and wash hand basin.

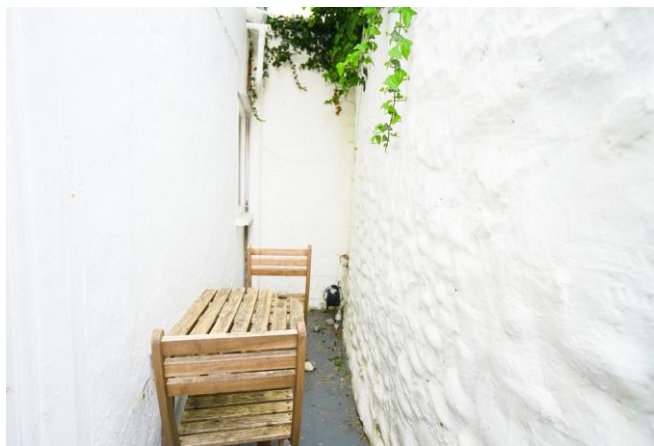


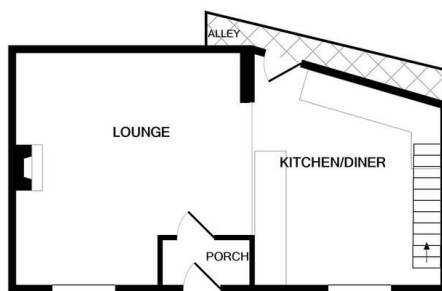
**OUTSIDE** Accessed via the kitchen/diner, is a small covered courtyard space, ideal for storage.

**SERVICES** All mains services connected. Gas central heating.

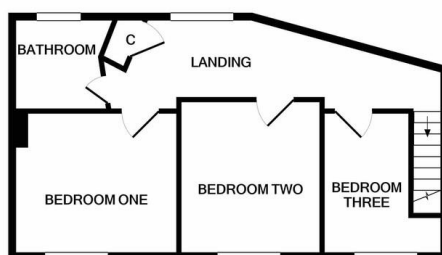
**VIEWINGS** Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.

**HOLIDAY LETTING** This cottage offers great potential as a holiday cottage, and award winning agents Holidaycottages.co.uk have put together information on how the property would perform, should potential buyers wish to holiday let. For information on the potential income the cottage could generate contact the Morris and Bott team to find out more.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### Energy performance certificate (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Local Authority: Torridge District Council, Riverbank House, Bideford, EX39 2QG. Tel: 01237 428700.

Council Tax: To Follow.

Services: All Mains Services Connected.

### Directions

From Appledore Quay, proceed South to Marine Parade and continue up the hill to Richmond Road. The property will be found approximately halfway up the hill on the right hand side, immediately after the right hand turn to Odun Road. Permit parking is available in Odun Road car park or there is on road parking on Pitt Hill on a first come, first served basis.

**IMPORTANT NOTICE** - In accordance with the Property Misdescription Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the service, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, services charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. EPCs can be viewed in full via [morrisandbott.co.uk](http://morrisandbott.co.uk), as and when they are made available by the property owner.

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