



13 The Quay, Appledore

Offers In Excess Of £325,000

 3 Bedrooms

 1 Bathroom

 EPC 16

- Exciting Renovation Project
- Character Features
- Grade II Listed
- Panoramic River Views
- Current Planning Consents
- Modest Courtyard
- Prime Quayside Location
- Rare Opportunity
- Early Internal Inspection Recommended

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13 The Quay,

Appledore EX39 1QS

Morris and Bott are delighted to offer this Grade II listed town house within the heart of Appledore's popular quayside. This exciting project allows the eventual new owners to put their mark on one of Appledore's prime properties, that benefits from one of the finest views across the bustling quay over the estuary and out to Instow. Arranged over three floors with an additional attic room and currently providing three bedrooms and a good size reception space on the ground floor. The current owners have had listed building consents to change the layout of the home to make it more practical for modern living, of which works have been started yet not completed. As a result it is believed that these permissions are still valid.



LOCATION Located within the quaint fishing village of Appledore, upon its bustling quayside with its wealth of popular restaurants, cafes, pubs and shops. A maze of cobbled streets and picture postcard cottages are hidden behind the grand façade of the quayside buildings. Westward Ho! with its 2 miles of golden sandy blue flagged beach is just a 2 mile drive and is a favourite with surfers, families and bathers alike. 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. Bامstaple, the regional centre of North Devon, is approximately 10 miles away, reached via the North Devon link road, offers all the area's main shopping, business, commercial and leisure pursuits. Bامstaple's train station offers a link to the city of Exeter with connections to London and beyond.



GROUND FLOOR

LOUNGE 12' 11" x 11' 3" (3.95m x 3.45m)

KITCHEN/DINER 12' 5" x 10' 1" (3.81m x 3.08m)

UTILITY ROOM 7' 6" x 7' 1" (2.30m x 2.16m)

FIRST FLOOR

BEDROOM 13' 4" x 10' 9" (4.08m x 3.28m)

BEDROOM 10' 4" x 9' 8" (3.15m x 2.96m)

SECOND FLOOR

BEDROOM 13' 8" x 10' 9" (4.19m x 3.29m)



SHOWER ROOM 9' 9" x 7' 6" (2.98m x 2.29m)

ATTIC ROOM 26' 6" x 11' 10" (8.10m x 3.63m)

OUTSIDE Modest rear courtyard.

PLANNING PERMISSIONS The property benefits from planning permission (1/0054/2014/FUL) to alter the layout of the home throughout that would allow for better utilisation of the space and allow the addition of larger kitchen/diner and en-suite facilities. These permissions were passed in 2014, however the owners have started the works on the home, yet have not finished them, and therefore it is believed that these permissions are still valid. It is strongly recommended that potential buyers make their own enquiries. For further information contact a member of the team.



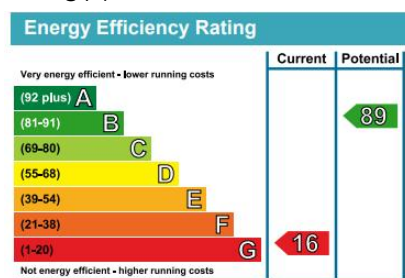
AVAILABILITY OF FINANCE This exciting renovation project allows the new owners to put their own mark on the home. However in the homes current condition, we believe it may prove difficult to obtain high loan to value mortgages against the home, and therefore we strongly suggest that those seeking lending against the home should gain advice from their financial providers.

VIEWINGS Viewings available from Wednesday 12th August. Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.



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)



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 our office on The Quay, continue along the A386 passing Morrisons Supermarket on your right. Proceed up the hill until reaching the Heywood Road roundabout. Continue straight across, taking the second exit onto Heywood Road, signposted Appledore and Westward Ho!. Continue along this road passing the Durrant House Hotel on your right. At the next junction, turn right onto the A386 onto Churchill Way, signposted Appledore. Continue along this road passing Torridge Pool on your right hand side. Follow this road into Appledore passing Appledore FC on your right hand side. Bear round to the right and descend the hill passing the fire station on your right and follow onto the quay. Number 13 is found along the quay on your left hand side, just after the turning for Bude Street.

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 morrissandbott.co.uk, as and when they are made available by the property owner.

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