Lifeboat Cottage, 12 Hillcliff Terrace, Appledore, Bideford EX39 1SA £995 PCM

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Lifeboat Cottage, 12 Hillcliff Terrace, Appledore, Bideford, EX39 1SA

RARELY AVAILABLE - Commanding some superb Estuary views to the Atlantic Ocean beyond, this mid-terrace Victorian house is arranged over 3 floors to provide a 26ft Lounge/Diner and 5 Bedrooms with the Master having an En-suite Shower Room. Complemented by a low-maintenance patio s style garden.

- Three storey townhouse
- Stunning views over Bideford Bay
- 5 Bedrooms (Master en-suite)
- 26ft Lounge/Diner
- Spacious kitchen
- Courtyard Garden
- Gas fired central Heating
- Double glazing
- Available from 18th August 2020

A well presented five bedroom Victorian terraced house in arguably, the most sought after location in the village of Appledore. As one might expect, all the front facing rooms command superb coastal views taking in the Appledore Lifeboat and across the Taw/Torridge Estuary and coastline. The generous accommodation enjoys gas fired central heating and double glazed windows throughout.

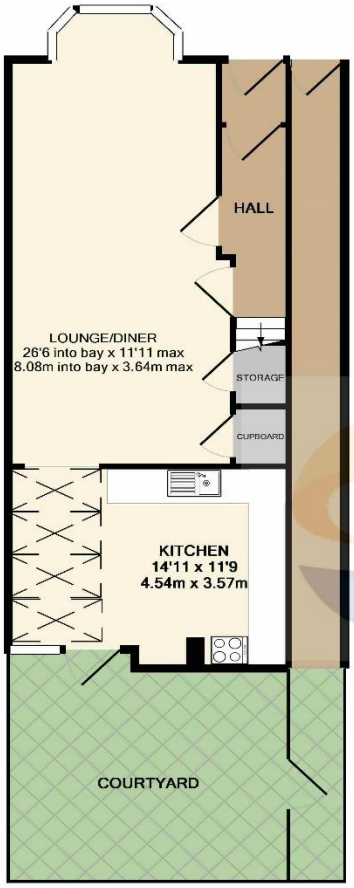
Hillcliff Terrace is a popular terrace of late Victorian style houses, situated at the northern end of Irsha Street in Appledore. This historic fishing village is renowned for its character cottages and streets together with its impressive Quay front. The village offers a range of everyday shops together with Pubs, Restaurants, Church and Junior School. There is a regular bus service to Bideford, a Port and Market Town which offers a further range of everyday shops and facilities, choice of Schools, Supermarkets and Health Centres. The village lies two miles from the nearest junction of the Link Road thus offering easy access to Barnstaple, the areas major regional centre, also connects with the M5 at Tiverton. It is close to the coastal resort of Westward Ho! famed for its sandy beach and adjoining golf course.

For measurements see floorplan.

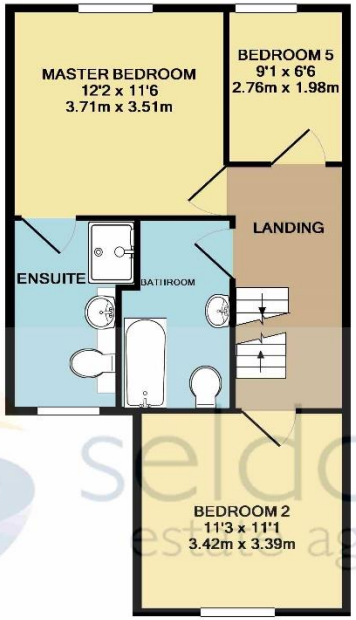
Reception Hall: Staircase rising to First Floor.
Sitting/Dining Room: A lovely spacious room with feature bay window taking in the extensive sea views. Ornate Victorian style feature fireplace (not in use), two useful built-in understairs storage cupboards. Chimney recess with provision for an electric fire. Opening to:
Kitchen: Comprehensively fitted and comprising single drainer sink unit, worktop surfaces with storage cupboards and drawers below, wall storage cabinets over, tiled splashbacking. Electric cooker, space and plumbing for automatic washing machine and dishwasher. Space for a fridge freezer. Wall mounted gas fired central heating and domestic hot water boiler, tiled floor. Door to rear courtyard.

Stairs to **First Floor** Landing.
Master Bedroom: A superb double room with far-reaching Estuary and Sea views. Victorian style fireplace. Door to:
En-Suite Shower Room: White suite comprising a large shower cubicle, wash hand basin inset to vanity unit and low-level back to wall WC. Victorian style fireplace.
Bedroom 2: Double room with window to rear. Access to loft
Bedroom 5: A single room with window to front enjoying lovely sea views.
Bathroom: Fully tiled and fitted with a white suite comprising a paneled bath with shower over, pedestal wash hand and low level WC.

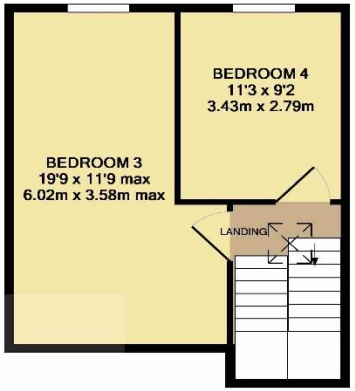
Stairs to **Second Floor** Landing.
Bedroom 3: An impressive 19ft double room with dormer window enjoying panoramic views across the twin Estuaries of the Taw and Torridge out over the Bar to the Atlantic Ocean.
Bedroom 4: A further double room with dormer window enjoying panoramic sea views.
Outside: To the front of the property is a small walled frontage. There is also access to one side of the property via a covered passageway to the rear Courtyard. This area could be used for storage of bikes etc. To the rear is an enclosed patio style garden about 4m x 3.5m, ideal for enjoying the sun.
General: Council Tax: Band C. All mains services connected.
Working/Retired Only. No smokers, pets by negotiation.
Deposit: Typically, one month, but no more than 5 weeks (subject to circumstances)
N.B Minimum verifiable total income to pass referencing required is an annual salary of approximately £29,850 per annum. No CCJ's or adverse credit history.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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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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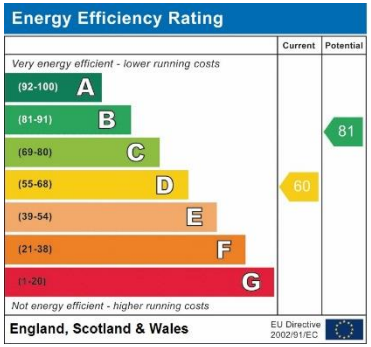
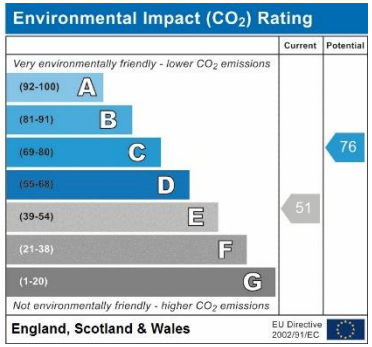
Directions: From Bideford Quay proceed towards Northam. Turn right to Appledore on Churchill Way. On reaching Appledore Quay, follow the road past the main car park turning right onto Irsha Street. Pass the Beaver Inn and The Royal George Pub continuing to the far end where Lifeboat Cottage, 12 Hillcliff Terrace will be found on the left opposite the on-street parking and open aspect over the Estuary.





01237 477997

17 The Quay
Bideford
Devon
EX39 2EN
enquiries@seldonsestateagents.co.uk
www.seldons.co.uk

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