

Spindleberry Cottage 3 Myrtle Street, Appledore, EX39 1PH

John
Smale & Co.
Chartered Surveyors | Residential & Commercial Consultants





Spindleberry Cottage 3 Myrtle Street, Appledore, EX39 1PH

O.I.E.O £180,000

Delightful two bedroom detached cottage with a walled garden situated just off the Quay at Appledore. The property has been modernised and includes gas fired radiator central heating. The front of the cottage faces south and light streams into the property, making it very cosy and an ideal holiday home or pied a terre. Myrtle Street is located within a few hundred yards of local amenities to include Pubs, restaurants,, local shops and tea rooms. Appledore also has two excellent fish and chip shops, primary school and a Social Club.

Spindleberry Cottage 3 Myrtle Street, Appledore, EX39 1PH

Kitchen

Dining Room

Lounge

2 Bedrooms

Bathroom

Walled Garden

Gas central heating

Village Centre

Ideal Holiday Home

Ground Floor

Kitchen

2.89m x 2.73m (9' 6" x 8' 11") Fitted with a range of wall and base units, work surfaces, window to side, part tiled walls, wall mounted combi-boiler, split level oven and hob, stainless steel extractor hood, radiator, plumbing for washing machine, Farmhouse style door

Dining Room

2.98m x 2.65m (9' 9" x 8' 8") Window to front, radiator, stairs up to first floor.

Lounge

3.47m x 2.45m (11' 5" x 8') Windows to the front and side, built in book shelves, radiator

First Floor

Bedroom

2.84m x 2.56m (9' 4" x 8' 5") Window to front, radiator

Bedroom

3.21m x 2.65m (10' 6" x 8' 8") Window to front, radiator, fitted cupboard

Bathroom

1.68m x 1.52m (5' 6" x 5') Panel sided bath, shower unit, low level wc, vanity wash hand basin, part tiled walls, skylight window

Walled Garden

With access gate from Docton Court. Walled garden with shrub borders, Spindleberry Bush, Flagstone slate floor, exposed stonework, garden shed

Property Features

Approx. Rental value £625 pcm

No on-going chain

400m from local shops and Primary School

SERVICES

All mains services
Council Tax Band B

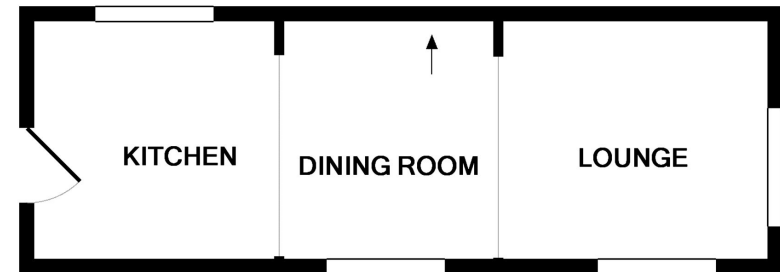
DIRECTIONS

Proceed down the Hill into Appledore, on foot,
proceed into Docton Court and enter the gate with
the nameplate having Spindleberry Cottage on it.

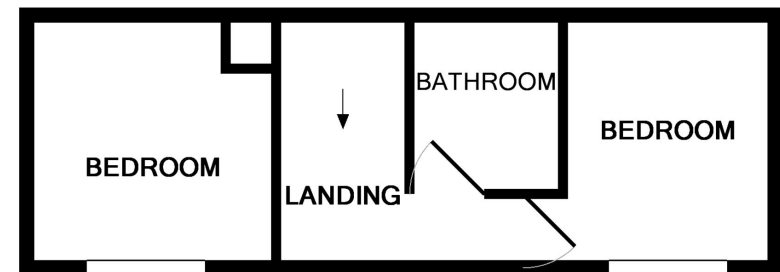
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		16
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



GROUND FLOOR



1ST FLOOR

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These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.



