



2 Instow House





# 2 Instow House Marine

Instow, Bideford, EX39 4JJ

Beach, shop, pubs, restaurants and Tarka trail all Walking distance, Bideford and Fremington 3.5 miles, Barnstaple 6 miles

A ground floor period apartment with private garden's set within a 'stones throw' of Instow beach

- Breath-Taking Estuary and Sea Views
- 2 Bedrooms (1 En-Suite)
- Kitchen, Conservatory
- Allocated Parking and Garage
- Private Garden with access to Marine Drive
- Living Room, Dining Room
- Unrestricted use; Ideal Main Home
- A Rare Opportunity

## SITUATION AND AMENITIES

The property enjoys a prime coastal position within one of North Devon's premier villages, literally a stone throws from the beach, and close to local amenities. Instow is highly desirable with an excellent range of amenities and leisure pursuits, there is the sandy beach, access to the Tarka Trail and the North Devon yacht club is literally on the doorstep. There is also an excellent range of amenities including local shops with delicatessen, post office and café, hotel, primary school and a variety of pubs and restaurants. There is also a good range of transport opportunities via regular bus routes and the ferry to Appledore across the estuary. The port and market town of Bideford is about 3 ½ miles and offers a wider range of amenities, the sandy beach of Westward Ho! is a further few miles away and backs on to the Northam Burrows country park and Royal North Devon Golf Club. From Barnstaple (6 miles) there is access to the North Devon Link Road which, eventually leads through to Junction 27 of the M5 Motorway in about 45 minutes. There is also access there to Tiverton parkway where London can be reached in just over 2 hours.





## DESCRIPTION

An extremely rare opportunity to purchase a period apartment with private garden's set within a 'stones throw' of Instow beach, enjoying breath-taking estuary and sea views from patio and garden. This ground floor apartment is one of 6 units which are all unrestricted and therefore it is considered ideal as a principle residence. second home or holiday let. The accommodation which is in need of modernisation comprises;

## ACCOMMODATION

UTILITY ROOM/PORCH Access door from front parking and garage area, KITCHEN with wall and base units, worktop with sink inset, laminate flooring, space for gas oven, space for dishwasher and washing machine, tiled walls LIVING AND DINING ROOM carpeted, estuary views, doors into the CONSERVATORY space for seating and tables, French doors out to the patio and garden. BEDROOM 1 a double room with space for wardrobes. EN-SUITE SHOWER ROOM. BEDROOM 2 with cupboard space and EN-SUITE WC.

The property is accessed by its own front door meaning no communal halls, the allocated parking for 1 and garage can be found to the front. The rear garden which is the real 'Wow' factor is private, generous in size and enjoys frontline beach, estuary and sea views. This can be accessed from the front parking area or the shared side gate which will take you directly onto Marine Drive and then onto the beach.

## SERVICES

All mains connected

## TENURE

We understand the property is Freehold

## DIRECTIONS

As you enter Instow from the B3233 (Anstey Way) you immediately come onto Marine Parade, follow this road for around 1/2 mile passing The Instow Arms and The Boat House and the turning for Kiln Lane will be shortly after on your left, take this road and the entrance for Instow House will be shortly after again on the left hand side.

## LETTINGS

There has never been a better time to consider a buy-to-let investment and this property may be of interest to buy-to-let investors. Our lettings department has prepared some figures for this property, which should be achievable in the current market. The Stags Residential Letting team would be happy to discuss these figures and provide further information about the letting services on offer. They can be contacted on 01271 322837 or [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk).





These particulars are a guide only and should not be relied upon for any purpose.

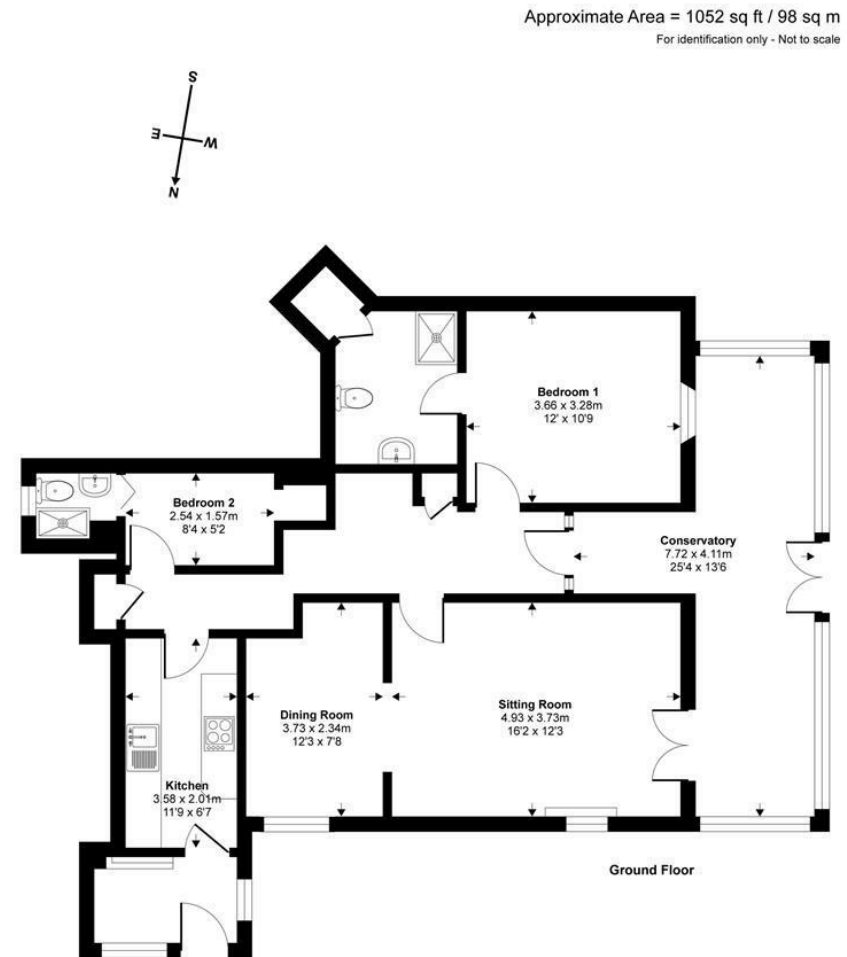


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		78
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		78
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

30 Boutport Street, Barnstaple,  
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833



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