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Changing Lifestyles

Hope Cottage
6 White House Close
Instow
Bideford
Devon
EX39 4NB

Offers Over: £320,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

Hope Cottage, 6 White House Close, Instow, Bideford, Devon, EX39 4NB



A MODERN COASTAL-STYLE HOME WITH A GARAGE & COURTYARD GARDEN CLOSE TO INSTOW BEACH

- 2 Bedrooms
- Light & spacious Lounge
- Modern fitted Kitchen / Dining Room with doors to courtyard garden
- Modern first floor Shower Room & separate ground floor WC
- Enclosed, low-maintenance courtyard-style rear garden
- En-bloc garage & residents' parking area
- A superb coastal lifestyle purchase



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Positioned within a modern coastal-style development close to the beaches of Instow and Westward Ho!, this well-presented home offers an ideal opportunity for those seeking an easy-maintenance permanent residence, holiday retreat or investment purchase within one of North Devon's most desirable coastal areas.

The property enjoys a practical and well-balanced layout arranged over 2 floors. Upon entering via a usefully added porch, a spacious Lounge provides a bright and comfortable reception space with a staircase rising to the first floor and a window overlooking the front aspect. An understairs cupboard is accessed from the Lounge, providing convenient storage on the ground floor. To the rear of the property is a modern Kitchen / Dining Room fitted with a range of contemporary units together with integrated cooking appliances and ample worktop space. A glass patio door lets natural light in from the rear, and opens directly onto the enclosed courtyard-style garden creating an easy indoor / outdoor flow well-suited to both everyday living and relaxed coastal entertaining. Completing the ground floor is a convenient WC with wash basin. To the first floor are 2 double Bedrooms, each benefiting from fitted wardrobes and useful storage. A modern Shower Room serves the accommodation on this floor.

The rear garden has been designed for low-maintenance and provides a surprisingly private outdoor seating space enclosed by attractive stone walling and timber fencing. The property further benefits from a Garage En-bloc, and a large residents' parking area.

The property occupies a convenient position within the highly regarded estuary village of Instow, renowned for its sandy beach, water sports, pubs and restaurants. Northam village amenities, coastal walks, the beach and surfing facilities at Westward Ho! are also close at hand.

This is a superb opportunity to acquire an easy-maintenance coastal home ideally suited to a variety of purchasers including owner occupiers, second-home buyers and those seeking a North Devon lifestyle base close to the coast.

Council Tax Band

C - North Devon Council



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Total floor area: 72.4 sq.m. (779 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspector(s). Powered by www.Propertybox.io



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay proceed across the long bridge turning left at the mini-roundabout onto Barnstaple Street. Continue along this road to the next roundabout taking the first exit on your left-hand side, signposted Instow. Continue along this road and upon arriving at the village of Instow, turn left along the seafront. Continue along the front before taking the turning on your right by The Boat House Restaurant and then left again into White House Close to where number 6 will be found on your left hand side.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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