



Bond
Oxborough
Phillips

Changing Lifestyles

Flat 2
1 Lyndale Terrace
Instow
Bideford
Devon
EX39 4HS

Guide Price: £275,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

Flat 2, 1 Lyndale Terrace, Instow, Bideford, Devon, EX39 4HS

TWO BEDROOM MAISONETTE IN INSTOW WITH COURTYARD GARDEN AND PARKING



- Exclusive newly converted two-bedroom maisonette
- Private entrance with allocated off-road parking
- Stylish open-plan kitchen, dining and living space
 - Two generous double bedrooms
- Modern family bathroom and ground floor cloakroom
 - Private courtyard garden
- Short walk to Instow beach, restaurants and village amenities
- 999-year lease with one-third share of the freehold



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Occupying a delightful position just a short stroll from Instow's renowned sandy beach, this beautifully appointed two-bedroom maisonette forms part of an exclusive collection of newly converted homes and offers stylish, low-maintenance living in one of North Devon's most desirable coastal villages. Benefitting from its own private entrance, courtyard garden and allocated parking, the property is equally suited as a permanent residence, an elegant coastal retreat or an investment opportunity.

The accommodation has been thoughtfully designed to provide bright, contemporary living throughout. A private front door opens into an impressive open-plan kitchen, dining and sitting room, creating an excellent social space with French doors opening directly onto the private courtyard garden. The kitchen is fitted with an attractive range of modern wall and base units complemented by oak-effect work surfaces, together with an integrated electric oven, four-ring electric hob with extractor hood above, and designated space for an under-counter refrigerator and washing machine. A useful understairs storage cupboard and a cloakroom comprising a WC and wash hand basin complete the ground floor.

The first floor provides two well-proportioned double bedrooms, served by a modern family bathroom comprising a panelled bath with shower over, wash hand basin and WC.

A particular feature of the property is its courtyard rear garden, unique within the development. It will incorporate a generous paved terrace finished with buff paving slabs, providing an ideal setting for al fresco dining, summer entertaining or simply relaxing in the sunshine.

Instow remains one of North Devon's most sought-after coastal villages, celebrated for its expansive sandy beach, excellent sailing waters and thriving selection of independent cafés, restaurants and public houses. Everyday amenities are within easy walking distance, whilst the regional centre of Barnstaple lies approximately five miles away, offering an extensive range of shopping, leisure and transport facilities.

The property will be sold with the benefit of a 999-year lease, together with a one-third share of the freehold, providing purchasers with long-term security and a vested interest in the ownership and management of the building. Upon completion of the sale of the final leasehold apartment, purchasers will be free to establish a management company to oversee the maintenance and upkeep of the communal areas and exterior of the building.

Agent's Note: Please note that the main front elevation image has been enhanced using computer-generated imagery (CGI) to provide an illustration of how the completed property is expected to look, helping prospective buyers visualise the finished home. Computer generated furniture has also been added to both the open plan living area and bedroom.

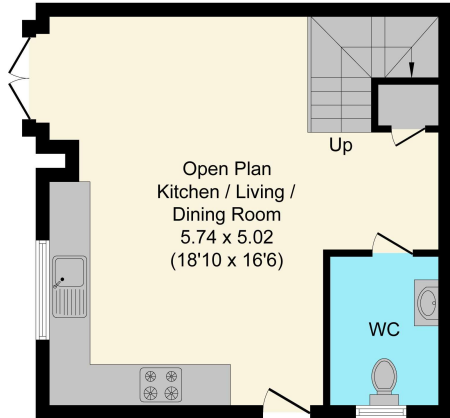
Council Tax Band

- TBC

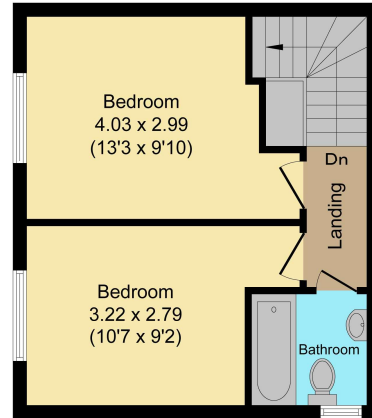
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Ground Floor
Floor area 32.90 sq.m. (354.13 sq.ft.)



First Floor
Floor area 28.80 sq.m. (310.0 sq.ft.)

Total floor area: 61.70 sq.m. (664.13 sq.ft.)

This floor plan is for illustrative purpose 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 inspection(s). Powered by WWW.Propertybox.io



Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

EPC TBC

Directions

What3words: ///drives.charts.blindfold

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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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