



Bond
Oxborough
Phillips

Changing Lifestyles

1 Bridge Cottages
Instow
Bideford
Devon
EX39 4JB

Guide Price: £475,000 Freehold

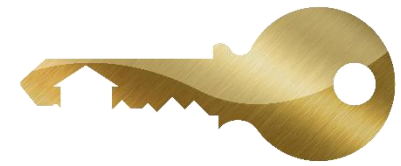


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1 Bridge Cottages, Instow, Bideford, Devon, EX39 4JB

A PERIOD PROPERTY SITUATED ON THE DOORSTEP OF INSTOW BEACH & AMENITIES



- 3 Bedrooms

- Scope to convert the attic, subject to the necessary permissions
- Dual aspect Living Room enjoying garden views
- Kitchen / Dining Room
- Family Bathroom
- Private driveway parking for up to 2 vehicles
- Generous lawned garden with Storage Shed & Greenhouse
- It is recommended to book an early viewing to avoid disappointment



Instow is an iconic village in North Devon perched at the point where the River Taw and River Torridge meet before joining the Atlantic Ocean – all within sight from most properties in the village. It also enjoys great views of it's sister village Appledore on the opposite bank. Wired into local transport links you can be in the heart of Bideford in minutes on the bus, and Barnstaple with 20 minutes. It has a primary school, a community hall and several churches including the interesting Italianate All Saints Chapel.

Instow has lots of places to moor a boat if you have one, and it has a handful of shops and great local restaurants. Locals make good use of the beach and the small yet severely eroded dune system close by



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This period property is on the doorstep of the village amenities including pubs and restaurants, a Yacht Club, beach with sand dunes and the ever-popular cycling route along the Tarka Trail.

Arranged over 2 floors but with scope to convert the attic, subject to the necessary permissions, the cottage is considered a 'blank canvas' for the discerning buyer looking either for a permanent home or lucrative holiday let.

The Reception Hall leads to the dual aspect Living Room which enjoys garden views and flows through to the Kitchen / Dining Room. The 3 First Floor Bedrooms are served by a family Bathroom.

Externally, this property comes into its own with precious private driveway parking for up to 2 vehicles and a generous lawned garden with a useful storage shed.

Expected to generate considerable immediate interest, it is recommended to book an early appointment to avoid disappointment.

Front door to Entrance Hall

Entrance Hall

Understairs storage cupboard. Fitted carpet.

Living Room - 21'1" x 13'4" (6.43m x 4.06m)

A large and spacious room with feature stone fireplace. Carpeted stairs to First Floor with understairs storage cupboard. Fitted carpet, 2 electric storage heaters. 2 UPVC double glazed windows to property front and rear.

Kitchen - 9'6" x 13'8" (2.9m x 4.17m)

Fitted Kitchen / Diner with a range of eye and base level units and stainless steel sink with drainer. Built-in electric oven and 4-ring induction hob with extractor hood over. Tiled splashbacking, laminate flooring. 3 UPVC double glazed windows to property rear and sides. Door to rear garden.

First Floor Landing

Fitted carpet.

Bedroom 3 - 7'1" x 8'1" (2.16m x 2.46m)

A single Bedroom / Study with UPVC double glazed window to property front. Fitted carpet.

Bedroom 2 - 9'3" x 10'6" (2.82m x 3.2m)

A good size double with UPVC double glazed window to property front. Fitted carpet.

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Bedroom 1 - 10'9" x 9'3" (3.28m x 2.82m)

Another good size double Bedroom with UPVC double glazed window to property rear. Fitted carpet, electric storage heater.

Bathroom

3-piece suite comprising WC, hand wash basin and bath. Airing cupboard housing immersion heater. Tiled flooring. Obscure window to property side.

Outside

The cottage fronts onto picturesque Bridge Lane with no through traffic and just a stone's throw from Instow beach.

There is off-road parking to the side of the property for 2 cars - a rarity for a property so close to the seafront.

The rear garden comprises a large patio area for extra parking and bin storage as well as a possible entertaining area. The remainder of the garden is laid mainly to lawn with a gravel pathway leading to a Greenhouse and Storage Shed at the far end. The garden is enclosed by attractive shrubs and bushes.

Council Tax Band

C - North Devon Council

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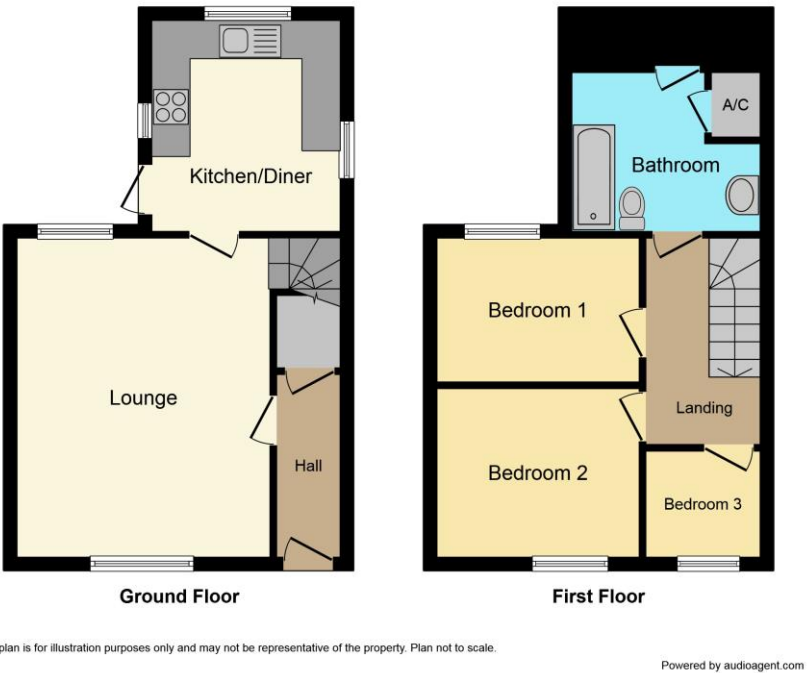
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Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Directions

From Bideford Quay proceed over the Old Bideford Bridge and upon reaching the mini roundabout, turn left in the direction of Barnstaple. Continue on this road and upon reaching the roundabout, continue straight on passing Tapeley Park on your right hand side. Take the next left hand turning signposted Instow. Passing The Quay Inn on your right hand side, second the second right hand turning onto Bridge Lane. Continue towards the top of the road to where 1 Bridge Cottages will be situated on your right hand side clearly displaying a numberplate. Parking is available either on Marine Parade or at the top of Bridge Lane, subject to availability.

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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