



Bond
Oxborough
Phillips

Changing Lifestyles

1 Kiln Close
Instow
Bideford
Devon
EX39 4JY

Asking Price: £400,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

1 Kiln Close, Instow, Bideford, Devon, EX39 4JY

A MODERN DETACHED HOUSE OFFERED FOR SALE WITH NO ONWARD CHAIN



- 3 Bedrooms
- Ground Floor Cloakroom & first Floor modern Shower Room
- Attractive fitted Kitchen
- Impressive Lounge / Dining Room with French doors opening to the garden
- Located just a stone's throw from the sandy beach, cafes & restaurants
- Generous, fully enclosed garden with timber storage shed
- Resident's off-street parking area



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 its 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 within 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. The Tarka Trail runs through the heart of the village where the railway used to run.



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Situated in the heart of the ever-popular village of Instow and being just a stone's throw from the sandy beach and various cafes and restaurants, this is a wonderful opportunity to purchase a modern 3 Bedroom detached house which is available for sale with no onward chain.

The accommodation on offer comprises an Entrance Hall which gives access to a Ground Floor Cloakroom. There is an attractive fitted Kitchen as well as an impressive Lounge / Dining Room with wood laminate flooring, a useful storage cupboard and French doors to the garden.

The garden is quite generous and wraps around the side of the house. It is fully enclosed with fencing and is primarily lawned whilst also providing a patio, ideal for outside dining. The garden also benefits from a timber storage shed and an outside tap.

Upstairs, there are 3 Bedrooms and a sleek modern Shower Room. Some coastal glimpses can be enjoyed from the First Floor.

This house also benefits from having a resident's off-street parking area.

Council Tax Band

C - North Devon Council

Agents Note

Please note that this property is restricted from being commercially let as a holiday home, however, it could be let under an assured shorthold tenancy.



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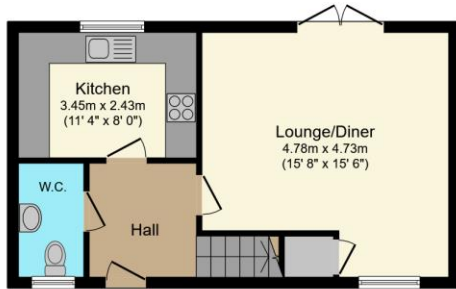
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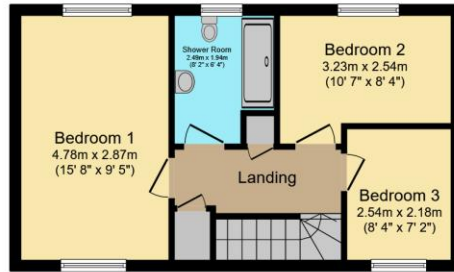


Have a property to sell or let?

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.



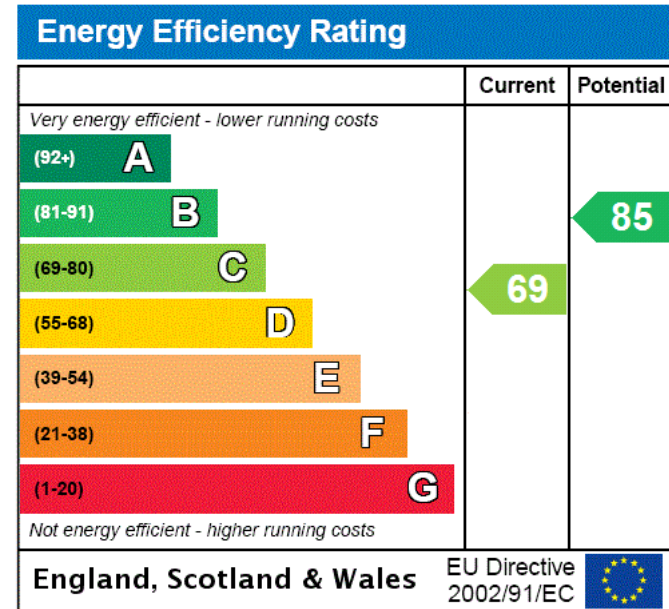
Ground Floor
Floor area 39.5 m² (425 sq.ft.)



First Floor
Floor area 39.5 m² (425 sq.ft.)

TOTAL: 79.0 m² (850 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 inspection(s). Powered by www.Propertybox.io



Directions

From Bideford Quay proceed in the direction of Northam turning right at the Heywood Road roundabout. Head straight over the new Torridge Bridge and bear left before the traffic lights. Descend to the roundabout and turn right. Follow this road until reaching the left hand turning signposted Instow. On entering Instow, bear left towards the sea front, and after passing the car park on your right hand side, take the second right hand turning onto Kiln Close Lane. The entrance to Kiln Close will be found on your right hand side. Number 1 will be identified by a numberplate.

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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