



Bond
Oxborough
Phillips

Changing Lifestyles

16 White House Close
Instow
Bideford
EX39 4NB

Guide Price: £450,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

16 White House Close, Instow, Bideford, EX39 4NB

A CHARMING END-TERRACE SEAFRONT HOUSE



- 3 Bedrooms (1 enjoying fantastic coastal views over the Estuary)
 - Welcoming Living Room
- Kitchen / Dining Room opening onto the rear garden
- Attractive rear paved garden enjoying direct views of the sand dunes
- Paved front garden & useful pedestrian side access
- Garage situated in a nearby block & large private residents car park
- Located in a quiet cul-de-sac in the heart of the village being a short stroll from the beach, restaurants & shops



Instow is a picturesque village in North Devon, renowned for its charming coastal ambience and scenic beauty. Nestled where the River Torridge meets the River Taw, the village offers stunning views across the estuary towards the town of Appledore. The golden sandy beach is perfect for leisurely walks, sunbathing, and water activities, while the vibrant community atmosphere is enriched by a selection of quaint shops, traditional pubs, and excellent restaurants serving local delicacies and seafood.

The beachfront is lined with charming cottages and elegant houses, many with breathtaking water views. Instow is also a popular destination for boating and sailing enthusiasts, with a well-equipped yacht club and calm estuary waters. The Tarka Trail, a popular walking and cycling path, runs through Instow, providing an excellent opportunity to explore the stunning Devon countryside and coastline.



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Located in a quiet cul-de-sac in the heart of the highly desirable coastal village of Instow, this charming 3 Bedroom end-terrace seafront house is just a short stroll from the beach, restaurants, and shops. Whether you are seeking a comfortable permanent home or an ideal holiday retreat, this property offers the perfect lifestyle.

The contemporary open-plan design features a welcoming Living Room that seamlessly flows into a Kitchen / Dining Room equipped with modern fitted units and opens directly onto an attractive paved garden, where you can enjoy direct views of the sand dunes and relish the tranquil coastal ambience.

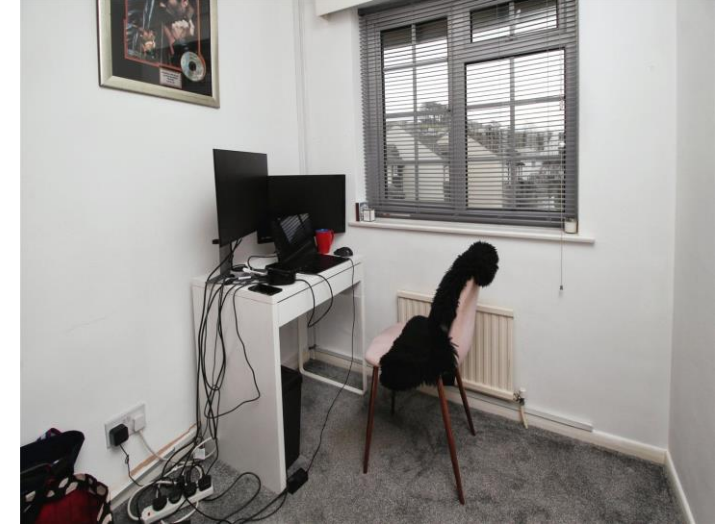
Upstairs, the First Floor boasts 3 Bedrooms, one of which has French doors that offer fantastic coastal views over the Estuary. The modern fitted Bathroom includes an over-bath shower, providing convenience and comfort.

Additional features of this property include a paved front garden, useful pedestrian side access, a Garage situated in a nearby block, and a large car park privately owned by Whitehouse Close residents.

This property embodies the best of coastal living, making it a rare find in such a sought after location.

Council Tax Band

D - North Devon Council



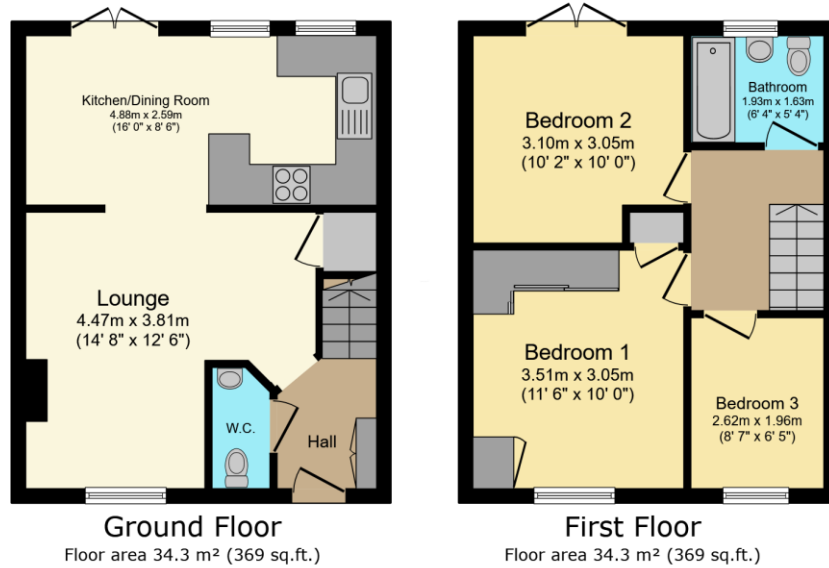
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If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



TOTAL: 68.6 m² (738 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Directions

From Bideford head towards Barnstaple on the A39. Take the left hand turning, just after the bridge, towards Instow. At the roundabout, take the right hand turning and follow the road with the Estuary on your left hand side. Turn left at the first junction and continue along the coastal road until you reach 'The Boathouse' restaurant on your right hand side. Turn immediately right and continue for several hundred yards to where the entrance to White House Close will be found on your left hand side. Number 16 will be found on your left after you bear slightly right.

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.