



## 2 The Dunes, Lane End, Instow, Bideford, EX39 4LB

Guide Price £850,000

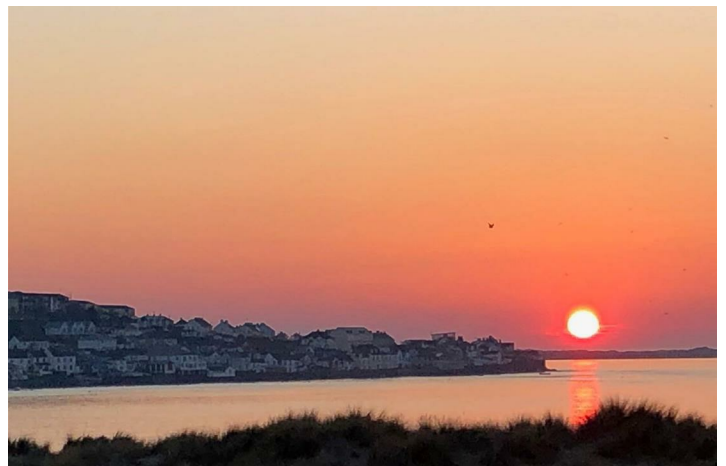
- Immaculately Presented
- Coastal Views
- Sought after Location
- Hot Tub Included
- NO CHAIN!!
- Rare Opportunity
- Stunning Property
- Stones Throw To The Beach
- Must See

## 2 The Dunes

Morris and Bott are delighted to introduce 2 The Dunes to market. This is a rare opportunity to purchase one of only four, modern, individually designed properties located in a private close just a stone's throw from Instow beach. The impeccably presented reverse level accommodation is carefully designed, making the most of the stunning coastal views. The property in brief, comprises a superb open-plan lounge/diner with a terrace overlooking the dunes, a kitchen/diner also with a terrace, perfect for entertaining friends and family. Further to this, the master bedroom provides an en-suite shower room, with three further bedrooms served by the main family bathroom. The property also provides ample off-road parking along with a double garage. Offered with no ongoing chain, early viewing is advised to avoid disappointment.



Council Tax Band: F



## Entrance Hall

## Ground Floor

### Bedroom One

14'6" x 11'11"

A generously sized double bedroom benefitting from an ensuite and double doors out into the garden.

### Ensuite

7'9" x 3'8"

A modern suite comprising a walk in shower, low level WC, hand wash basin and heated towel rail.

### Bedroom Two

15'1" x 9'1"

A further good sized double bedroom overlooking the rear garden.

### Bedroom Three

11'3" x 7'9"

A further double bedroom found at the front of the property.

### Family Bathroom

8'9" x 6'9"

A well-fitted, modern four piece suite comprising a stand alone bath, large shower cubicle, low-level W.C and hand wash basin with vanity storage below, heated towel rail with tiled walls and tiled floor.

### Bedroom Four

10'6" x 8'2"

A further double bedroom with access into the garage.

## First Floor

### Lounge/Diner

27'6" x 16'5"

The Lounge/diner is a real show stopper, this open plan room boasts an impressive vaulted ceiling, bringing not only a feel for space but also allowing it to feel bright and airy. An attractive wood burner with a slate hearth is a cosy focal point for the room with large triple aspect windows that seamlessly bring the outside in, with stunning coastal views. The balcony is perfect for relaxing with a glass of wine and watching the sunset. This room is the absolute perfect space for entraining.

### Kitchen

18'8" x 17'2"

The kitchen has been fitted with a range of matching hand and eye level units, sublimely finished with tasteful worktops and equipped with a high standard of appliances including, a gas hob with extractor over, built in double

oven, dishwasher, fridge and ceramic 1/2 bowl sink. The kitchen island creates a feature within the room and also provides a breakfast bar for informal dining.

### Utility

7'3" x 5'0"

Fitted with hand and eye level units.

### Office

8'3" x 6'4"

Handy office or small single fifth bedroom, overlooking the front of the property.

### WC

7'8" x 2'9"

A modern suite comprising low level WC, wash hand basin and heated towel rail.

### Double Garage

19'3" x 17'11"

With a pair of up and over doors, housing the gas fired boiler for central heating and domestic hot water, plumbing for washing machine and hot water cylinder.

### Outside

To the front of the home is ample off road parking with a delightful low maintenance front garden area. To the rear of the home is an attractive enclosed private garden perfect for entertaining and with the added bonus of a hot tub included!

### Services

All mains connected, gas fired central heating.

### Viewings

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.

### Holiday Letting

This home offers great potential as a holiday home, and award winning agents Holidaycottages.co.uk have put together information on how the property would perform, should potential buyers wish to use as a holiday let. For information on the potential income the property could generate, contact the Morris and Bott team to find out more.

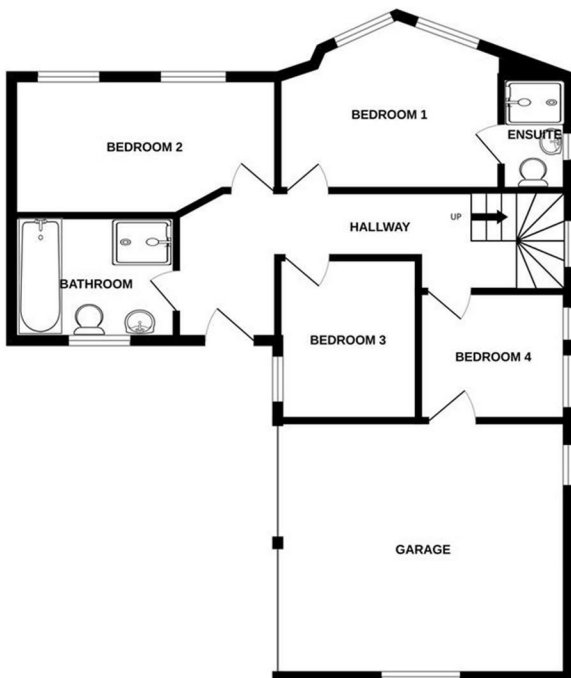


## Directions

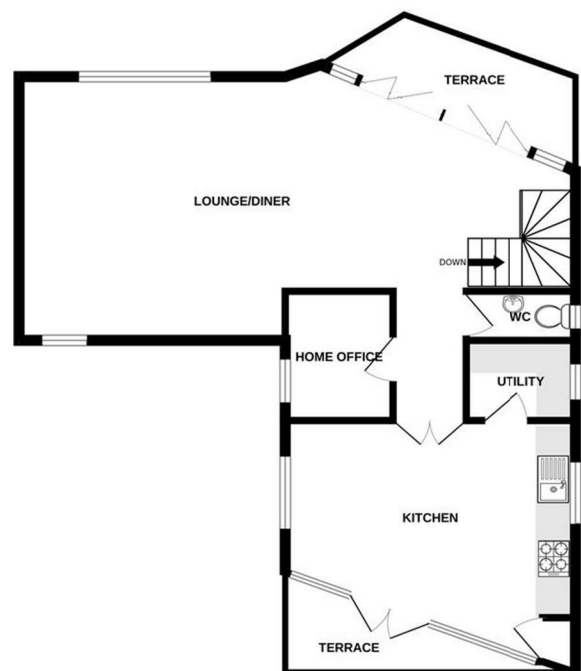
From the A39 North Devon Link Road, travelling from Barnstaple to Bideford, take the exit just before the new Bideford Bridge signposted for Instow. At the roundabout take the second exit signed for Instow. Continue along this road until you reach Instow. Continue along Anstey Way and then turn left into Marine Parade. Take the second left into Lane end Road and then immediately left, and the property can be seen in front of you, 2 The Dunes.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 76                      | 85        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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