



1 Old Rectory Close Instow, Bideford, EX39 4LY

Asking Price £600,000

- Detached Bungalow
- Walking Distance to Instow Beach
- Estuary/Sea Views
- Utility Room
- Must See!
- Sought After Location
- Ample Off Road Parking
- Three Double Bedrooms
- Generous Garden

1 Old Rectory Close, Instow

This immaculate detached bungalow proudly occupies a favourable position within this sought after residential location in the ever-popular coastal village of Instow. Having been the subject of recent improvements, the bungalow boasts spacious living accommodation, a well-fitted kitchen along with 3 double bedrooms, en-suite to the master, and a superb family bathroom. Outside the property provides ample off-road parking, and enjoys a level garden to the rear with raised sun deck. This property will undoubtedly appeal to those seeking a high-specification bungalow within this choice location.



Council Tax Band: C



Entrance Hall

Welcomes you into the home.

Lounge

17'4" x 11'10"

A dual aspect lounge with an electric fireplace, and leading seamlessly into the dining room.

Conservatory/Dining Room

16'6" x 12'5"

A generous sized room offering a versatile space.

Kitchen

17'11" x 12'6"

A beautifully designed kitchen, featuring a variety of contemporary hand and eye level units with a 5 ring gas burner and oven. There is space for a tall fridge/freezer and under counter space for a dishwasher.

Bedroom Three

9'11" x 9'10"

A double bedroom overlooking the sun deck and garden.

Bedroom One

22'1" x 10'11"

A generous sized master bedroom overlooking the rear garden and with double doors opening onto the sun deck.

Ensuite

7'6" x 5'4"

Comprising of bath with shower over, low level WC and wash hand basin.

Utility

10'11" x 10'7"

Fitted with matching hand and eye level units with plumbing for a washing machine and tumble dryer.

Bedroom Two

11'6" x 11'3"

A good sized double bedroom overlooking the front of the home.

Bathroom

10'10" x 5'4"

Comprising of a modern 4 piece suite including a bath with mixer taps, corner shower, low level WC and wash hand basin.

Outside

The approach of the property is paved to offer ample off road parking. The rear of the property is laid to lawn and offers a useable garden for the whole family, with the addition of a raised sun deck.

Services

Mains services connected. Gas fuelled central heating.

Viewings

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



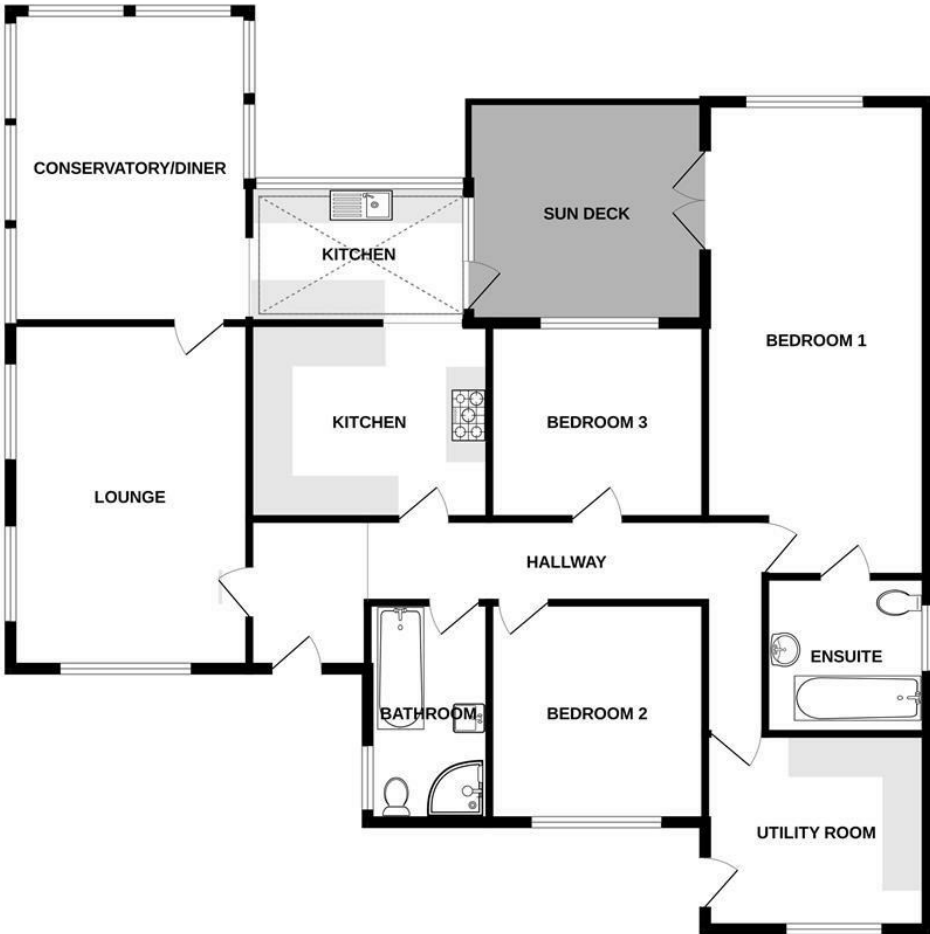
Directions

From the Morris and Bott office on the Quay in Bideford, cross the old Bideford bridge to East the Water. At the roundabout, take the first exit towards Barnstaple, follow the road under the new bridge. At the next roundabout take the first exit signed for Instow on the B3233. Proceed through Instow and as you come out of the village, take the right hand turning onto rectory lane and then your next left onto old Rectory Close and the property can be found immediately on your left.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND 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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