

Breakers Marine Parade, Instow, EX39 4JJ

Asking Price £750,000

- NO ONWARD CHAIN!
- Stunning Estuary and Sea Views
- Three Bedrooms
- Three Bathrooms
- Available as a Going Concern
- Heart of Instow Village
- Stylishly Presented Throughout
- Three Generously Proportioned Receptions
- Currently Successfully Holiday Let
- Must See!

Breakers Marine Parade, Instow EX39 4JJ

Morris and Bott are delighted to offer this imposing, spacious character property, footsteps from the beach along the much sought of Marine Parade on Instow's waterfront. Benefitting from some of the finest views across the beach and out across the breakwater. Breakers needs to be internally viewed to gain an appreciation of the level of finish throughout, the scale of the rooms and its simply breathtaking outlook. The property is currently being successfully holiday let via award winning agents Holidaycottages.co.uk, and can be purchased as a going concern, or would make the most wonderful full time residence in one of the areas most desirable locations.



Council Tax Band: D



Lower Ground Floor

Steps lead down to the lower ground floor from the kitchen.

Sitting Room

20'6" x 13'6"

A versatile additional reception room which is currently being utilised as a games room.

Ground Floor

Lounge

16'6" x 12'7"

A bright and airy lounge found at the front of the property, with two large windows enjoying views out over the sand dunes and out over the water, as well as a small charming port hole window. The lounge benefits from a log burner.

Kitchen/Breakfast Room

21'9" x 8'9"

Fitted with matching hand and eye level units, with an integrated oven, electric hob with extractor over, microwave and 1 & 1/2 butlers sink. With the addition of a free Rangemaster oven and Smeg fridge/freezer. Also providing ample dining creating a great social space, here you can also access the rear courtyard.

Dining Room

A formal dining area which is tucked away, with double doors leading out onto the courtyard.

First Floor

Bedroom 1

11'10" x 11'10"

An impressive master suite which overlooks Instow beach and out to sea.

Ensuite Bathroom

Open plan to the master bedroom, the ensuite comprises of a free standing bath, large walk in shower, low level WC and wash hand basin.

Bedroom 2

14'11" x 8'7"

A further good sized double bedroom.

Ensuite Shower Room

Comprising of a corner shower cubicle, low level WC and wash hand basin.

Bedroom 3

12'0" x 8'0"

A good sized bedroom currently used as a twin room and enjoys views over Instow beach.

Shower Room

A large shower cubicle and wash hand basin.

Cloakroom

Low level WC and wash hand basin.

Outside

The front of the property benefits from a paved seating area. Similarly the rear courtyard is also paved for easy maintenance and provides a cosy seating area in an enclosed private area.

Services

Tenure: Freehold

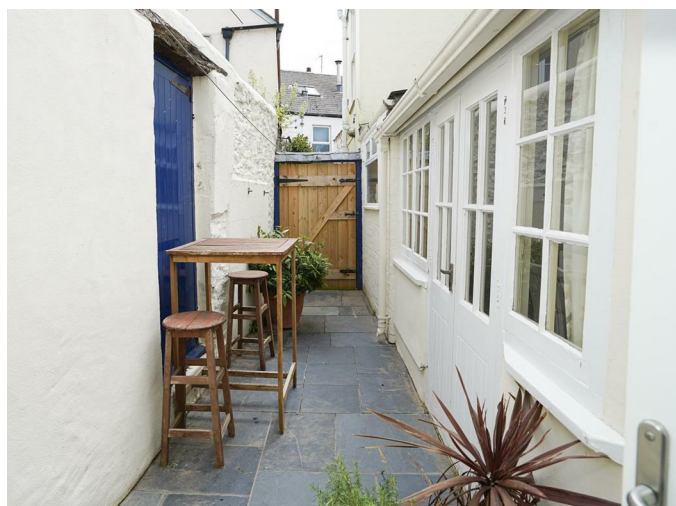
Local Authority: North Devon District Council, Civic Centre, Barnstaple, EX33 1EA. Tel: 01271 327711.

Council Tax: The property is currently holiday let and business rated. However the former council tax banding was D.

Services: All Mains Services Connected. Gas fired central heating.

Viewings

Please be aware that due to the success of the property as a holiday let, viewings are only conducted in changeovers or breaks in the booking calendar so please do contact a member of the team to check availability.





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. Continue along Marine Parade passing the entrance to the car park and Cricket Club on your right and Breakers will be found approximately 100 meters down on your left hand side, with limited on road parking available in front.

D

Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

