



## Quay Close Cottage, Marine Parade, Instow, Bideford, Devon, EX39 4HY

Guide Price £343,000

- Sought After Village Location
- Successful Holiday Let
- Gas Central Heating
- Enclosed Courtyard
- Views Over The Tarka Trail
- Cosy Log burner
- Full Residential Planning
- Estuary Views
- Contemporary Style living

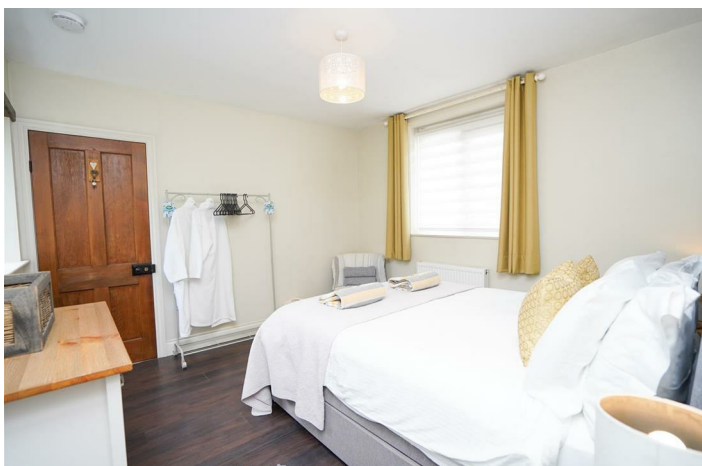


# Quay Close Cottage, Instow

Nestled in the highly desirable village of Instow, this charming property offers a rare combination of privacy and proximity to the beach. Situated just a short stroll from the golden sands of Instow, the property enjoys a peaceful, tucked-away location within the heart of the village. Currently run as a successful holiday let, Quay Close Cottage presents a fantastic opportunity for any investor to take over a ready-made business with existing bookings and a proven track record of success. Alternatively, for those seeking a coastal lifestyle, the property could easily transition into a full-time residence, offering a charming home by the sea.



Council Tax Band: B



### Entrance Hallway

Welcomes you into the property.

### Kitchen/Breakfast Room

11'0" x 9'9"

The kitchen is well fitted with a range of matching hand and eye level units housing an electric oven with induction hob and extractor over, sink with drainer, built in slimline dishwasher and fridge with freezer compartment. There is also plumbing and room for white goods. The kitchen also provides access out onto the courtyard garden via the French doors.

### Lounge

13'1" x 11'0"

Enjoying a dual aspect with views towards the estuary and access out onto the courtyard garden via the patio doors.

### Master Bedroom

11'5" x 10'6"

Generously sized double bedroom with dual aspect.

### Shower Room

7'9" x 5'2"

A three piece white suite comprising a corner shower, low level WC and hand wash basin.

### Outside

Enjoying a modest courtyard to the side of the property that has been paved for ease of maintenance and over looks the Tarka Trail. There is also additional outside space ideal for outside storage.

### Services

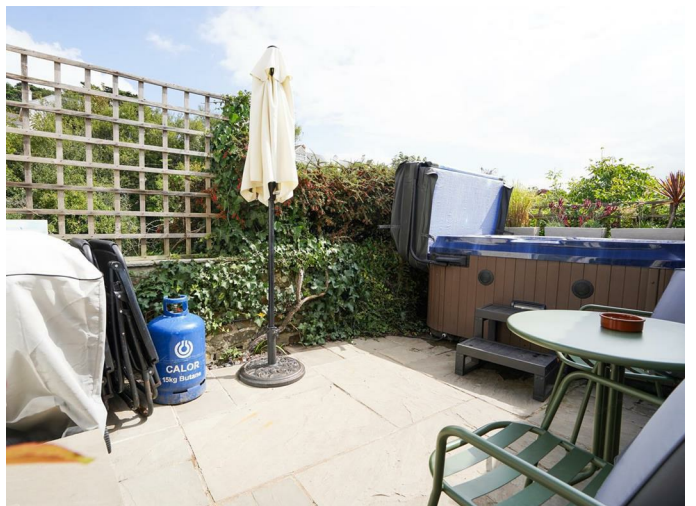
All mains connected. Gas fired central heating.

### Viewings

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

### Holiday Let

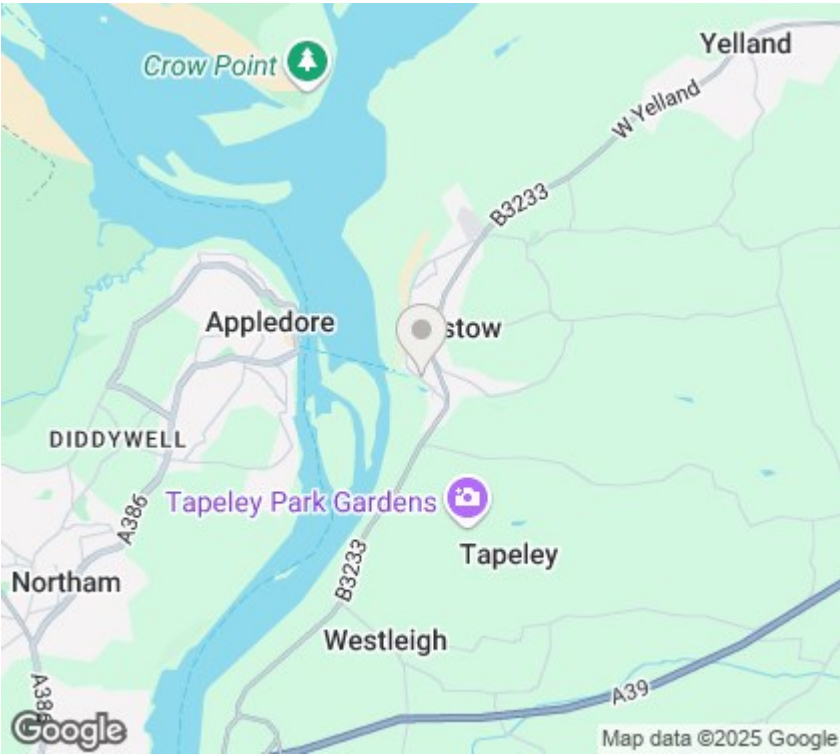
The property is currently run as a successful holiday let via Holiday Cottages, please contact Morris and Bott for further information.





# 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 and take the turn in for the Marine Parade. Pass the Yacht Club and old signal box on your left and take the next right hand turn onto a private road next door to the pub and Quay Close is directly in front of you. Parking can be found on Marine Parade or in the car park.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(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 