



Single Garage

Garage 2, Rectory Lane, Instow, EX39 4LZ

Offers In The Region Of

£20,000

- Single Garage
- In Larger Block of 5
- In Their Own Yard
- Second Garage Also For Sale
- Close To Instow Beach

Directions

From Instow sea front leave the village as though to Barnstaple. When on the main B3233 there is a long layby to your right. Just after cresting the first hill take a right turn up Rectory Lane. The garages are to the right after passing about 5 properties. Using what3words free app for mobile phones use the phrase ///nooks.crispy.prepped

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Overview

A single garage, about 4.9 meters x 2.4 meters in block panel sides under an asbestos roof with double locked up and over door to front in a private yard of 5.

The extremely popular coastal village of Instow is within less than a mile. The village itself boasts a glorious, sandy riverside beach, backed by dunes, popular among families, dog walkers and water-sports enthusiasts alike. Offering award-winning restaurants, cafes, and a well-regarded local delicatessen. There is a popular Yacht club, access to the Tarka trail for walkers and cyclists and a pedestrian ferry to Appledore during the summer months too. There is a primary school in the village, convenient access to nearby secondary schooling and further education in the surrounding towns of Barnstaple, Bideford and Torrington. The village also provides excellent transport links with a regular bus service to both Barnstaple and Bideford whilst the A39 is also close to hand. Additional nearby beaches include Westward Ho!, Saunton, Croyde, Woolacombe & Putsborough, all are within a short drive along with Bude which is approximately 30 miles distant.

Barnstaple, the regional centre of North Devon offers a wider range of amenities, high street shopping, a rail link to Exeter in the South and a convenient route to Tiverton, where there is a direct rail link to London. The M5 motorway is also easily accessible via the A361 and provides a network to the rest of the country. Nearby airports include Exeter and Newquay, both of which are within a 2-hour drive.

Services

None connected

Council Tax band

n/a

EPC Rating

n/a

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878 Out of hours Michael Challacombe 07970