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## 2 Bed Apartment

18 Chandlers Court, Instow, Bideford, EX39 4RN

Guide Price

**£315,000**

- 2 Double Bedroom Apartment
- Popular Instow Village
- MUST BE VIEWED
- Stunning Far Reaching Estuary Views
- Light Dual Aspect Lounge
- Allocated Parking & Visitors Spaces
- South/West Facing Balcony

## Directions

When heading into Instow from Bideford take the first turning by the bus stop along the Marine Parade, turn left then into Chandlers Court. From here follow the road left towards the visitors spaces in the far corner. Park up, on foot walking towards the apartments follow the path to the rear of the building. The apartment number 18 is located to the far of the building. There will be an entrance to the ground floor of the block where you can buzz to enter.

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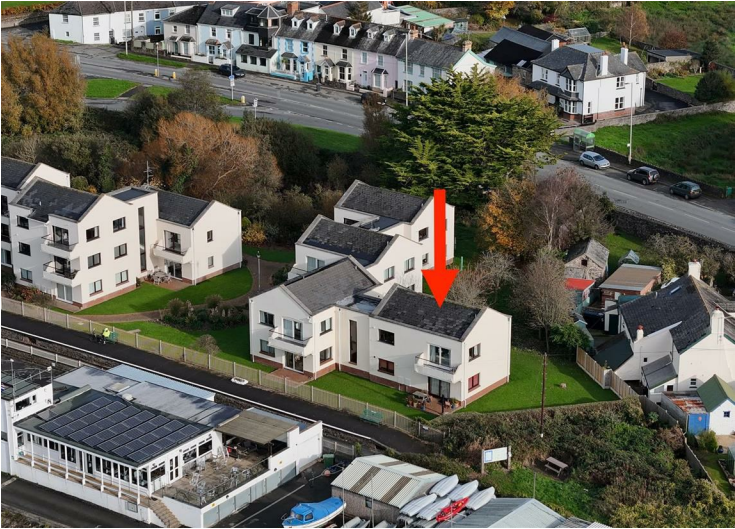
or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

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- Room list:**
- Communal Hallway**
  - Entrance Hall**
  - Lounge**  
6 x 3.26 (19'8" x 10'8")
  - Balcony**
  - Kitchen**  
2.92 x 2.22 (9'6" x 7'3")
  - Bedroom 1**  
3.55 x 3.28 (11'7" x 10'9")
  - Bedroom 2**  
3.30 x 3.24 (10'9" x 10'7")
  - Bathroom**  
2.35 x 2 (7'8" x 6'6")
  - Allocated Parking Space**

## Overview

A deceptively spacious 2 DOUBLE bedroom apartment with TREMENDOUS estuary views from Bidefords bridge out to sea. With parking, communal gardens and located in the highly popular coastal village of Instow, contact the Bideford team for more information or to arrange a viewing today.

The apartment is located on the first floor with fine views of Instows vista enjoying a view over the Yacht Club towards Appledore. The lounge enjoys a dual aspect and lovely light open plan living with a balcony that enjoys a south/west aspect and enjoys most of the days sunlight.

The lounge flows rather nicely into the kitchen with a range of built in storage cupboards, plenty of preparation space and sink with excellent views, a perfect spot for those of you that enjoy home cooking.

The bedrooms are very good proportions both double rooms ideal for guests. The bathroom is well equipped with a white suite, shower over bath, wash basin and low level WC. The apartment enjoys one of the best views within the block at Chandlers Court and is a must view.

The apartment benefits form an allocated parking space along with ample visitors spaces. This, along with communal gardens which are a delight to sit out and enjoy watching the world go by. The managing agents look after all of the communal areas of the building and gardens.

The property is leasehold which commenced on 20/02/2013 with a remaining balance of 987 years (from time of print). The service charge is currently £1,800 PA paid in monthly instalments of £150 PCM. This sum includes the cost of management fees and buildings insurance.

## Outside

The village itself boasts a glorious, sandy riverside beach, backed by dunes, popular among families, dog walkers and water-sports enthusiasts alike. Offering a plethora of award-winning restaurants, cafes, and a well-regarded local delicatessen, could also be considered a foodie's paradise.

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 Hol, Saunton, Croyde, Woolacombe & Putsborough, all are within a short drive along with Bude which is approximately 30 miles distant. RHS gardens at Rosemoor (30 minutes drive), Burton Art Gallery (15 minutes drive) and Exmoor (45 minutes drive).

## Services

All mains connected

## Council Tax band

C

## EPC Rating

TBA

## Tenure

Leasehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797 Or, out of hours contact Edward on 07772363674

