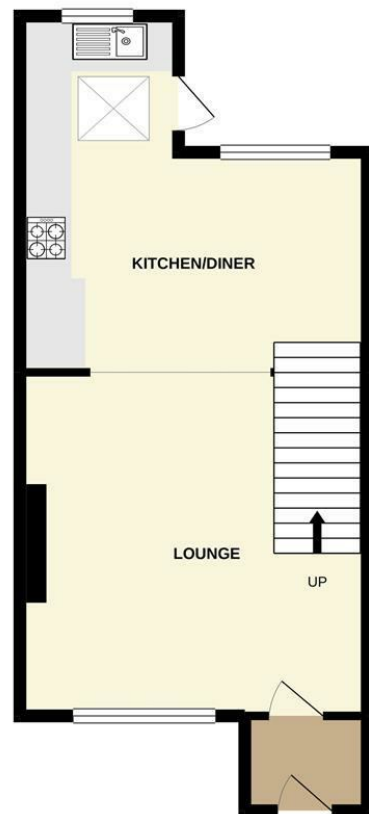


GROUND FLOOR



1ST 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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## 3 Bed House, Garage & Parking - Instow

22 White House Close, Instow, Bideford, Devon, EX39 4NB

Offers In Excess Of

**£450,000**

- Popular Village Location of INSTOW
- 3 Double bedrooms and ensuite
- Plenty of allocated parking
- Stones throw to the sandy beach
- Wonderfully decorated throughout
- Perfect holiday home or UK base
- 3 pubs/restaurants within walking distance
- Call us now to arrange your viewing

**Looking to sell? Let us  
value your property  
for free!**

Call 01237 879797

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

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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An attractive 3 DOUBLE bedroom (master ensuite) house in superb condition within one of North Devons hotspot villages. For those of you looking for a holiday retreat, UK base or just fancy living by the beach/Instow, this property offers the unique opportunity with more space on offer than you would first think! VIEWING IS A MUST.

Walking through the property you have an entrance porch that leads rather nicely into the Lounge which is light and open plan with the Kitchen/Dining room. The open plan style creates an excellent space to

The kitchen is well appointed and fitted out with all integral appliances which include fridge freezer washing machine and dish washer, also plenty of preparation space. Light streams through the window at the rear and newly fitted velux window. A light and airy space perfect for those of you that enjoy home cooking.

On the first floor is where this property excels further, You have 3 DOUBLE bedrooms. Bedroom one is situated to the front of the house with a sea view, en-suite shower room and wardrobe space. The second bedroom is also a well proportioned double bedroom. the third has built in wardrobe space. On this floor you also have a very modern shower room with large 1 and a half shower and white suite.

Instow has a frequent bus route which gives easy access to Barnstaple Town Centre, the regional and administrative centre of North Devon. Situated in the valley of the River Taw, it is surrounded by beautiful rolling Devonshire countryside and some of the area’s best beaches and rugged coastal paths. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. The popular golden sandy beaches of Woolacombe and Croyde within 5 miles distance, perfect for outings with family and friends. The A361 North Devon Link Road provides convenient access to the M5 motorway, together with Barnstaple's train network giving easy access to Exeter central station and beyond.

## Services

All mains connected

## Council Tax band

D

## EPC Rating

D

## Tenure

Freehold

## Viewings

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



Outside you have a superb rear courtyard style garden. Which offers the perfect space for summers entertaining and alfresco dining. Currently the owners have a hot tub in the private rear garden which may be available at separate negotiation.

There is also parking available set up in a company for all the properties in White House Close. Also front seating, and of course all within a stones throw and level walk to the sandy beach. The property is only a stones throw to the beach and award winning pubs and restaurants. The Appledore to Instow Ferry is available during summer months and is ideal for tendering to boats.

Agent note. The property has a many 5 star reviews on Air BnB and could be included with all furniture at further separate negotiation. Holiday letting projections also available at request.

## Room list:

### Entrance Porch

### Lounge

4.70m x 3.60m (15'5" x 11'9")

### Kitchen Diner

4.50m x 3.60m (14'9" x 11'9")

### Bedroom 1

2.73m x 2.50m (8'11" x 8'2")

### Ensuite Shower Room

1.34m x 1.36m (4'4" x 4'5")

### Bedroom 2

3.70m x 2.64m (12'1" x 8'7" )

### Bedroom 3

2.95m x 2.35m (9'8" x 7'8")

### Shower Room

1.90m x 1.50m (6'2" x 4'11" )

