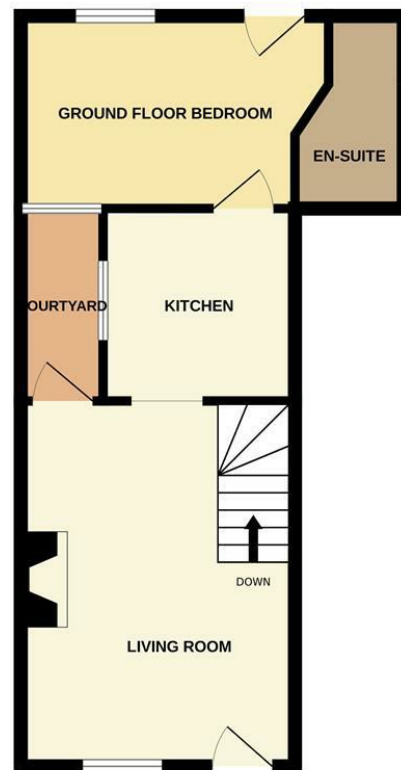
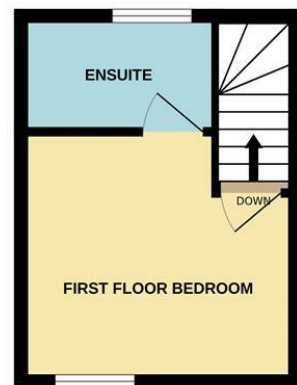


GROUND FLOOR
386 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
173 sq.ft. (16.1 sq.m.) approx.



TOTAL FLOOR AREA : 559 sq.ft. (51.9 sq.m.) approx.
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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Delightful Coastal Cottage

3 Torridge Cottages Lane End, Instow, Bideford, EX39 4LB

Guide Price

£300,000

- Mid Terraced Cottage
- En-suites to each Bedroom
- Courtyard
- Much Charm and Character
- Gas Central Heating
- Sought After Location
- 2 Double Bedrooms
- Close to Beach & Amenities
- No Onward Sales Chain!!!

Directions

From Bideford depart in an easterly direction as though out of the town. At Heywood Road roundabout, being a junction with the A39, turn right crossing the Torridge Bridge. Immediately thereafter bear left descending to a roundabout where turn right. Follow this road into Instow where bear left towards the seafront. Continue onwards passing the Commodore Hotel on your right, and after passing the Instow Arms and The Boathouse on your right, turn right into Lane End, and after a short distance the subject property is located on your right, identified by a for sale board.

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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or email bideford@phillipsland.com



Room list:

Living Room
4.62m x 3.48m (15'2" x 11'5")

Kitchen
2.44m x 2.44m (8' x 8')

Ground Floor Bedroom
4.01m maximum x 2.44m (13'2" maximum x 8')

En-suite

First Floor Bedroom
3.48m maximum x 3.18m (11'5" maximum x 10'5")

En-suite

Overview

Centrally located within the heart of this highly popular North Devon coastal village is 3 Torridge Cottages - a mid terraced gas centrally heated property with a wealth of charm and character, with accommodation on two storeys, and it is conveniently positioned close to the village amenities, and virtually a 'stones throw' from the beach. The cottage is available to the market vacant with no onward sales chain, and your early internal inspection is advised to avoid disappointment!!

Briefly the accommodation comprises of a generous sized living room with a stone faced fireplace, providing access to the courtyard and a fitted kitchen with appliance space, beyond which is a wheelchair accessible ground floor bedroom, with an en-suite shower room, and an emergency access door to the rear. To the first floor is a bedroom with an en-suite bathroom with a 3 piece suite.

Outside

The property has the benefit of a courtyard area, ideal for storing bikes, surfboards etc. To the front of the property on road parking is available by means of a residents permit.

The ever-popular village of Instow perfectly epitomises North Devon as the rolling countryside meets the coast. The village itself boasts a glorious sandy riverside beach, backed by dunes, popular among families and water-sports enthusiasts alike. The beach expands about 200 acres at low tide ideal for those of you that have four-legged friends. With its beautiful active estuary, golden sandy beach and thriving community, the village offers a plethora of award-winning restaurants, cafes, and a well-regarded local delicatessen, the village could also be considered a foodie's paradise.

Services

All mains services available

Council Tax band

B

EPC Rating -Band

D

Tenure

Freehold

Viewings

Strictly by appointment with the
Phillips, Smith & Dunn Bideford
branch on
01237 879797

