



2 Chandlers Court





# 2 Chandlers Court

Instow, Bideford, Devon EX39 4RN

Walk to Instow Beach & Amenities, Bideford 3 miles, Barnstaple 6 miles.

Two bedroom ground floor apartment located in a premier coastal village enjoying estuary views and parking.

- Waterside location
- 2 double bedrooms
- Allocated Parking
- Leasehold
- Walking distance to beach
- Ideal main home/second home/holiday let
- Great views
- Council tax band C

Guide Price £318,500

## SITUATION

Spinnaker is within a short level walk of the nearest bus stop, Tarka Trail, general store and beach (dog friendly)

The apartment enjoys a front line position within one of North Devon's premier coastal villages. The South West Coast Path and Tarka Trail are literally on your doorstep, ideal for cyclists and keen walkers, locals and holiday makers alike. Instow village is within a level walking distance and boasts an award winning general store, delicatessen, Post Office, cafe, thriving cricket club and The North Devon Yacht Club (moorings may be available), The Commodore Hotel, a variety of Inns, popular pubs and restaurants. Instow Community Primary School and Village Hall are within a short 5 minute drive up the hill from the village.

The port and market town of Bideford offers an excellent wider range of amenities. Barnstaple is the regional centre and offers all the areas main business, commercial, leisure and shopping venues. The surfing beaches of Croyde, Putsborough, Saunton and Woolacombe are all within a 30 minute drive along with Exmoor and the Cornish border being a similar distance away.





## DESCRIPTION

Stags are delighted to offer for sale this ground floor apartment with no onward chain.

Situated within the popular and sought after development of 18 purpose built apartments at Chandlers Court, located on the water's edge, these apartments rarely become available. The accommodation is very well presented throughout and boasts two double bedrooms, bathroom, kitchen/dining room and sitting room which have sliding patio doors out onto the paved patio area, which enjoys fantastic estuary views towards Appledore where stunning sunsets can be enjoyed. Outside, there are very well-maintained, shared communal gardens and lawn areas tended by the Chandlers Court Maintenance Team.

## ACCOMMODATION

The entrance is via a glazed door into the communal hallway with intercom system and windows to the front and rear. There is a main entrance front door into a hallway with space for boots, coats etc. with door into the kitchen/sitting room. The sitting room benefits from sliding patio doors onto paved patio area which has enough room for a table and chairs, from this area there are views over the well-maintained communal gardens, Tarka Trail and towards the estuary with Appledore village in the distance. The kitchen area has a window to the rear estuary views and is fitted with a range of floor and wall units, breakfast bar, stainless steel sink with drainer, five ring gas hob with extractor above and electric oven. Space for fridge/freezer, washing machine, dishwasher and tumble dryer.

The inner hallway gives access to the storage cupboard and doors to the bathroom and both bedrooms. The bathroom comprises white suite with bath with shower above, WC and vanity unit with mirror, spot lights and sink. There are two double bedrooms each with windows looking out onto the communal gardens. Bedroom one benefiting from a built in triple wardrobe,

## OUTSIDE

A low maintenance, block paved patio area with estuary views and room for table and chairs. The one allocated parking space is a short walk from the apartment. There are also visitors' spaces on site.

## TENURE

Leasehold. 999 year lease. (990 years remaining)  
£135 per month management charge (including ground rent)  
£189.32 per annum for building insurance

## SERVICES

All mains connected. Gas central heating

## DIRECTIONS

what3words ///magnets.mildest.clubbing

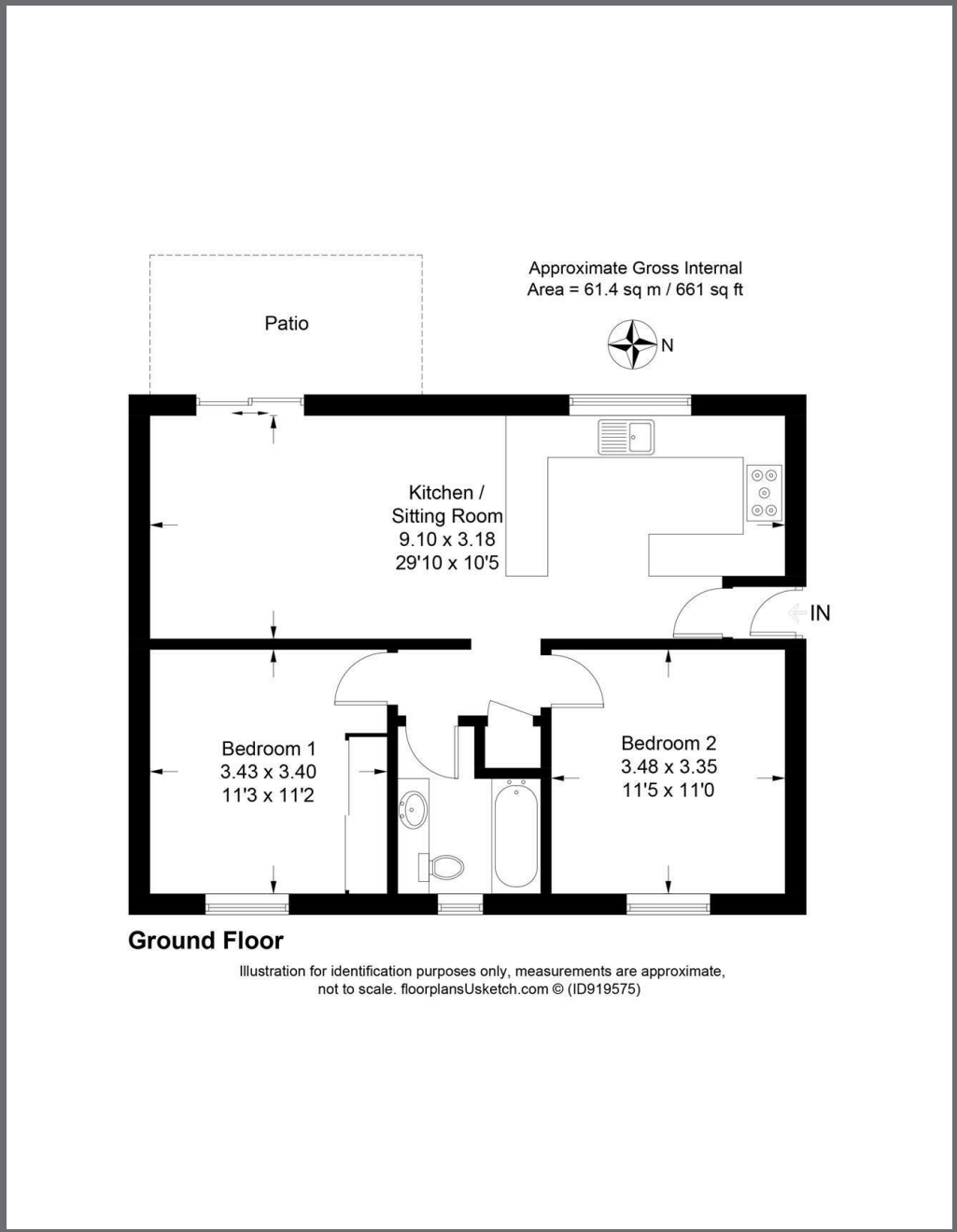
From the North Devon Link Road exiting at Junction 27 of the M5 motorway at Tiverton, follow the A361 to Barnstaple/Bideford. Alternatively Tiverton Parkway provides rail access to Barnstaple town centre and London (Paddington in about 2 hours).

From the A39/Barnstaple (on approaching the new Bideford Bridge) turn right at the traffic lights, signed Bideford. At the roundabout take the second exit to Instow. As you enter the village, bear left towards the beach and seafront and then take the first left signposted Chandlers Court.





These particulars are a guide only and should not be relied upon for any purpose.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 70                      | 73        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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