



Garages 2 & 3 Off Rectory Lane, Instow, Bideford, EX39 4LZ

Available together or separately - The choice of two single lock up garages on the fringe of this favoured coastal village.

The Tarka Trail, Beach, Village Amenities and bus services, are within walking distance

- £19,500 EACH • 2 Single Garages • In block of 5 • Small private yard • Suitable for vehicles • Suitable as workshops. • Suit storage for bikes etc • Ideal storage for beach equipment. • Each 4.9m x 2.4m • Freehold

Guide Price £19,500

01271 322833 | barnstaple@stags.co.uk



SITUATION & AMENITIES

Ideally situated within walking distance of the beach, Tarka Trail and Village Primary School. The village offers a popular sandy beach as well as the North Devon Yacht Club where boats may be launched and moorings are available. Amenities at Instow also include locals shops with delicatessen, post office and café, hotel and a variety of pubs and restaurants. There is also a good range of transport opportunities via regular bus routes as well as the ferry to Appledore across the estuary. The port and market town of Bideford is around 3.5 miles and offers a wide range of amenities. The sandy beach of Westward Ho! is a further few miles away and backs onto the Northam Burrows Country Park and Royal North Devon Golf Club (the oldest in the UK), there is also access to the South West Coastal footpath which offers superb coastal walks and stunning vistas of the rugged coastline. The regional centre of Barnstaple is around six miles and offers the area's main business, commercial, leisure and shopping venues. Bideford and Barnstaple both offer secondary schools/colleges and further afield there are reputable private schools at West Buckland (around 25 minutes by car), with local pickup points, as well as Blundells at Tiverton or Kingsley in Bideford. From Barnstaple there is access to the North Devon Link Road which eventually leads through to Junction 27 of the M5 Motorway in around an hour. There is also access to Tiverton Parkway where London can be reached in just over two hours. North Devon's famous surfing beaches at Saunton (also with championship gold course), Croyde, Putsborough and Woolacombe are 30/40 minutes as is Exmoor National Park.

DESCRIPTION

A pair of single garages, about 4.9 metres x 2.4 metres each. In a block with panelled sides, flat roofs and twin locked up-and-over doors to front, set within a private yard of five garages.

SERVICES

None connected.

COUNCIL TAX BAND

None applicable.

TENURE

Freehold.

DIRECTIONS

From Instow sea front, leave Instow in the direction of Barnstaple. After a short distance bear right, signposted 'Rectory Lane' where the garages will be clearly seen on the right hand side, opposite Old Rectory Close.

WHAT3WORDS///master.tiptoes.masks



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



30 Boutport Street, Barnstaple, Devon, EX31 1RP
01271 322833
barnstaple@stags.co.uk



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