



Lundy View Millards Hill, Instow, Bideford, Devon EX39 4JS

A detached single storey residence on high ground enjoying fantastic, panoramic estuary & sea views, in favoured coastal village.

Instow village/beach/Tarka Trail/open countryside, within walking distance. Barnstaple/Bideford, 15 minutes.

- 32ft open plan reception/kitchen
- Breath taking views
- Gas C.H., Double Glazed
- Extensive sun deck
- Available 1 November
- Pet considered (terms apply)
- 6/12 months +
- Deposit £1,442
- Council Tax Band B
- Tenant Fees Apply

£1,250 Per Calendar Month

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THE PROPERTY COMPRISES

An individual detached, single storey residence, the core of which is understood to date from 1937, although the property was completely remodelled, extended and refurbished in 2006. It now presents colour washed rendered elevations beneath a slate roof with contemporary interior and wrap around Sun Deck with glass and steel balcony. Internally there is a bright and spacious open plan Kitchen/Dining/Sitting Room where the emphasis is on light and the 'wow' factor which is the fantastic view. There are 2 En-suite Bedrooms leading off.

Externally there is parking for 2 vehicles and a mature garden, further down the lane is a third, separate parking bay .

From the SUN DECK/BALCONY 3 sets of double French doors lead in to the open plan living accommodation, clearly defined in 3 distinct sections.

OPEN PLAN LIVING/DINING/KITCHEN

The first SITTING/GARDEN ROOM has 3 glazed sides, the front section allowing the best of the views. French doors to the sun deck, further door to the rear garden, wood laminated flooring. Next is the DINING AREA also with double doors to Sun Deck, floating wall mounted gas fire. Finally, the KITCHEN AREA Excellent range of contemporary units in a white theme, incorporating 1 ½ bowl stainless steel sink adjoining work surfaces, drawers and cupboards beneath, matching range of wall mounted cupboards fitted appliances including a double oven, integrated fridge and freezer, integrated dishwasher and integrated washing machine. There is an island unit/ breakfast bar incorporating 4 ring gas hob with drawers and cupboards beneath. Concealed wall mounted gas fire boiler for central heating and domestic hot water. Double French doors to Sun Deck. There is contemporary lighting throughout the living area.

BEDROOM 1

Doorway with porthole opaque glazed window to BEDROOM 1 Windows to side, wood laminated flooring.

EN-SUITE SHOWER ROOM

With tiled cubicle, wash hand basin with vanity cupboard below, mirror fronted toiletries cabinet, light and shaver point above, low level WC, heated towel rail/radiator, extractor fan & sky light.

BEDROOM 2

Also approached via door with porthole window. Double built in wardrobes, window to side.

EN-SUITE BATHROOM

With panelled bath, shower above, tiled surround, shower screen, wash hand basin with vanity cupboard below, mirror fronted toiletries cabinet above, light and shaver point above, low level WC, heated towel rail/radiator, extractor fan, wood laminated flooring, sky light.

OUTSIDE & SUN DECK

The sun deck wraps around 2 sides of the property and measures 34' X 5' along the front which incorporates an area adjacent to the Kitchen for Al-Fresco dining measuring about 10'6 X 7'2 and there is a further Sun Terrace at the garden end measuring 20' X 6'8. There are strategically placed outside lights. The garden is mainly laid to lawn and purposely arranged for ease of maintenance and hedge enclosed. There is a space for basic garden tools. From the 'no through' access lane there is a drive in providing parking for 2 vehicles. There is a separate third parking bay further down the lane.

SERVICES

Mains electric, water and, gas fired central heating. Private drainage.

SITUATION

The property enjoys an elevated site towards the top of a quiet no-through private road and boasts one of the finest 180 degree panoramic views that Instow has to offer. The views are across the village, the Torridge Estuary and to Appledore village and then to the right across the beach out to the sea and as the name of the property suggests, to Lundy Island. The property is perfectly situated within walking distance of the beach, the Tarka Trail and other amenities that the village offers including Delicatessen/General Store/Post Office, Pubs and Restaurants. Lundy View is also within a short drive of the fabulous beaches of Westward Ho!, Saunton [also with Championship golf course] and Croyde. The Market Town of Bideford is about 3 miles and Barnstaple is about 6. As the regional centre, Barnstaple offers all of the areas main business commercial, leisure and shopping venues and there is also access to the A361 North Devon Link Road which leads on to Junction 27 of the M5 Motorway at Tiverton where Tiverton Parkway also provides rail access to London (Paddington in about 2 hours). Exmoor National Park is about half an hour by car.

DIRECTIONS

Take the A39 from Barnstaple to Bideford. On approaching the new Bideford Bridge turn right at the traffic lights signed Instow. At the roundabout, keep to the right, once again towards Instow. As you enter the village, continue on the top road and after several hundred yards, bear right in to Millard's Hill. As you climb the Hill, which is fairly steep, keep to the right and the property is the penultimate one on the right hand side.

LETTINGS

The property is available to let long term on an Assured Shorthold Tenancy for 6 OR 12 months plus, Unfurnished and is available 1 November. RENT: £1,250.00 PCM exclusive of all other charges. Pet considered by negotiation. No sharers or smokers. DEPOSIT: £1,442.00 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). A minimum annual gross household income of £37,500.00 is required to be considered. References required, viewings strictly through the agents.

TENANT FEES & HOLDING DEPOSIT

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent - in this case £288.00) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



Approximate Gross Internal Area = 94.1 sq m / 1013 sq ft

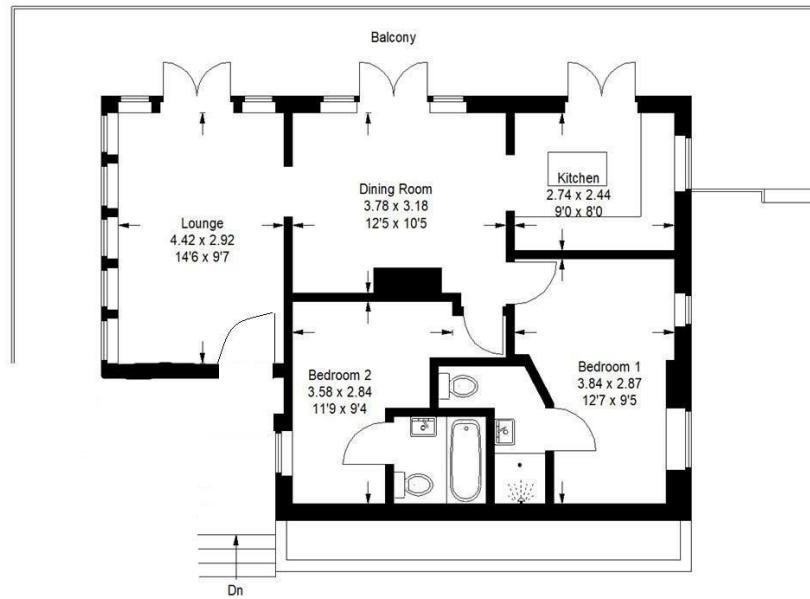


Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	80
England & Wales		EU Directive 2002/91/EC	