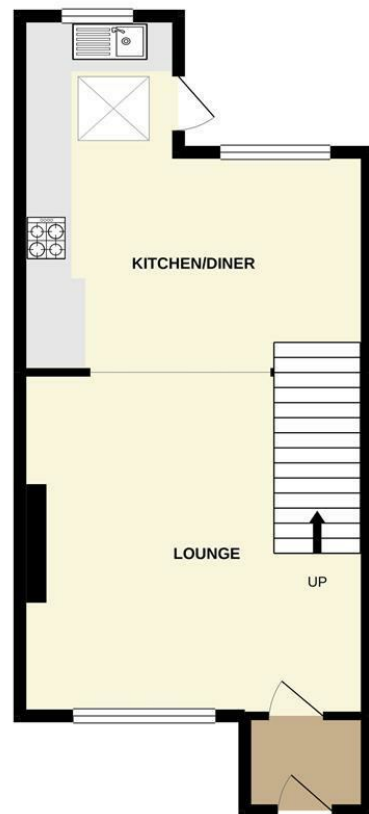


GROUND FLOOR



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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Directions

Head out of Barnstaple in a Westerly direction passing Sticklepath and the villages of Bickington, Fremington and Yelland. Upon reaching Instow take the first major right turning into Marine Parade. Follow this road for a short time until you reach the turning Lane End Road, turn into this road then take the first right into White House Close where the property is situated on the right with number plate clearly displayed.

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value your property
for free!**

**Call 01237 879797
or email bideford@phillipsland.com**

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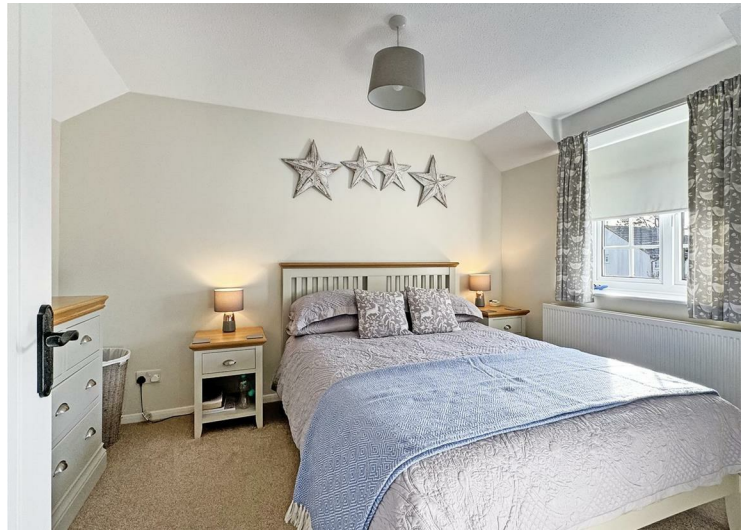
Taw Cottage

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

Guide Price

£449,950

- 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



22 White House Close is an attractive and immaculately presented three double bedroom (master ensuite) home located in one of North Devon's hotspot coastal villages. Offering more spacious accommodation that you would first think, this property is perfect as a holiday retreat, UK base or main residence.

Briefly, the accommodation comprises of an entrance porch which leads nicely into the light filled Lounge which is open-plan with the Kitchen/Dining room and provides a perfect social hub of the home. The kitchen is well appointed with plenty of preparation space and is fitted with integral appliances which include a fridge-freezer, washing machine and dish washer. Light streams through the window at the rear and the Velux window - making this a perfect space for those of you that enjoy home cooking.

On the first floor is where this property excels further, You have three 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 and 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.

Outside you have a superb rear courtyard style garden which offers a perfect low maintenance space for summers entertaining and alfresco dining.

The property benefits from it's own garage and there is also ample parking available for all the properties in White House Close which is set up by a residents association.

AGENT NOTE -
All furniture could be included by separate negotiation if required. Holiday letting projections can also be available at request.

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



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, dog walkers and water-sports enthusiasts alike. Offering a plethora of award-winning restaurants, cafes, and a well-regarded local artisan delicatessen could also be considered a foodie's paradise. There is a popular Yacht club, access to the Tarka trail for walkers and cyclists and a pedestrian ferry to Appledore during the summer months too. There is a primary school in the village, convenient access to nearby secondary schooling and further education in the surrounding towns of Barnstaple, Bideford and Torrington. The village also provides excellent transport links with a regular bus service to both Barnstaple and Bideford whilst the A39 is also close to hand. Additional nearby beaches include Westward Hol, Saunton, Croyde, Woolacombe & Putsborough, all are within a short drive along with Bude which is approximately 30 miles distant.

Barnstaple, the regional centre of North Devon, offers a wider range of amenities, high street shopping, a rail link to Exeter in the South and a convenient route to Tiverton, where there is a direct rail link to London.

The M5 motorway is also easily accessible via the A361 and provides a network to the rest of the country. Nearby airports include Exeter and Newquay, both of which are within a 2-hour drive.

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")

