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## 12 White House Close

Instow, Bideford, Devon EX39 4NB

Offers In Excess Of

**£350,000**

- 2 Double Bedrooms
- Estuary & Sea Views
- Garage & Parking
- Sunny Rear Garden
- Excellent Lock Up / UK Base
- No Onward Chain
- Must Be Viewed!

### Directions

Whilst heading into Instow from Bideford taking the scenic route along the sea front (otherwise known as Marine Parade). Follow the road, passing the Quay Inn, Johns and Commodore on the right, beach on the left. Upon reaching the Instow Arms and Boathouse, take the right turning just past them signposted Lane End Road. Follow the road for a short distance where the left turning White House Close is clearly signposted. Turn left into the cul-de-sac and the property is located in the far left corner.

**Looking to sell? Let us value your property for free!**

Call 01237 879797

or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

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## Room list:

### Entrance Hall

### Lounge

4.57m x 3.51m (14'11" x 11'6")

### Kitchen Dining Room

4.01m x 3.51m (13'1" x 11'6")

### Rear Porch

### First Floor

### Bedroom 1

3.51m x 2.62m (11'6" x 8'7")

### Bedroom 2

2.79m x 2.29m (9'1" x 7'6")

### Bathroom

### Garage

12 White House Close is a well appointed two bedroom semi-detached house with fantastic estuary views, garden, garage and parking. The property is located close to the sea front in one of North Devon's hotspot coastal villages, Instow. The property would be a perfect holiday let, long term investment or UK base.

Stepping inside the property you have a rather handy entrance hall which gives space for coats, boots and shoes. The living room flows rather nicely into the dining area and kitchen creating a fantastic social and entertaining space. To the rear is a small but useful conservatory porch which also gives rear access to the garden.

Upstairs, you have choice of two double bedrooms, the main bedroom has fantastic estuary and sea views together with a view over the active beach. The position is hugely favourable and the view is one of the best on the development. Also on this floor there is a further double bedroom with a built-in wardrobe and a well equipped fully tiled bathroom with white suite.

The property has a lovely rear garden laid to patio with plenty of space to sit out and enjoy some fine alfresco dining or summers entertaining with family and friends. To the side of the property there is a walkway with a gate giving access to the garden.

## Situation

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 Ho!, 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.

## Services

All mains connected.

## Council Tax band

C

## EPC Rating

E

## Tenure

Freehold

## Viewings

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

