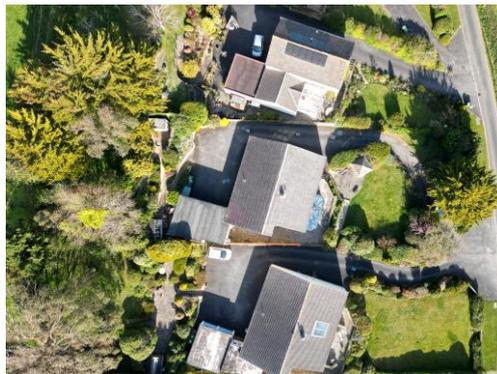


Regency

ESTATE AGENTS



MENENGAI, NEW ROAD, INSTOW, EX39 4LN

£550,000

A spacious 3 double bedroom split level bungalow situated in an elevated position, enjoying views over the countryside towards the river Torridge whilst being within walking distance of the beach & village amenities. The property requires general modernisation yet with it comes some great potential.

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Perched upon New Road, within 10 minutes' walk of the picturesque sea front, Menengai is a 3 double bedroom split level detached bungalow offering spacious accommodation whilst benefiting from uPVC double glazing & gas fired central heating.

Requiring general modernisation, the property provides an excellent opportunity for those seeking a home in this ever popular location, which together with the sandy beach & dunes, benefits from 4 well established pub/restaurants, John's Deli & Coffee Shop and yacht club and easy access to the Tarka Trail walking & cycle path.

Whether you have visions of a standard refurbishment or larger grand design, Menengai provides great potential to create a home reflecting an individual vision & style.

The current layout provides comfortable living space including lower level lounge with feature fireplace & adjoining conservatory enjoying countryside and distant river views.

There is kitchen and adjoining dining area together with utility and store room whilst the 3 double bedrooms are served by a family bathroom and "Jack & Jill" en-suite.

Externally a sweeping driveway leads beyond the bungalow to the double garage & parking area, in turn with steps bypassing established flower & shrubs beds to a rustic wooded area of garden.

To the front is patio seating area and lawn enjoying a south facing aspect together with summerhouse and numerous established shrubs, bushes & trees.

Services: All mains services are connected

Energy Performance Certificate: D (59)

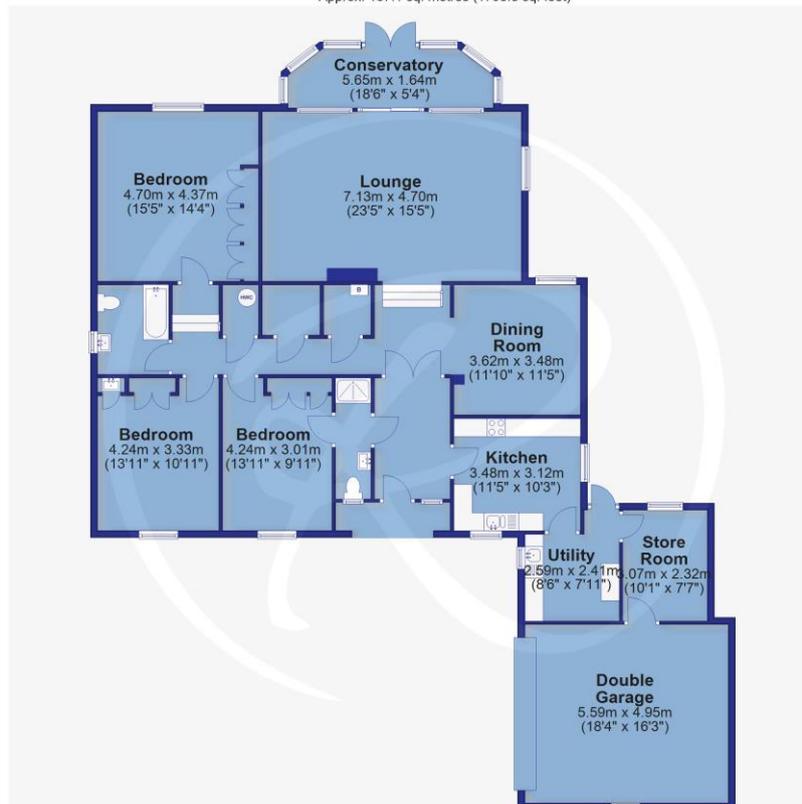
Council Tax: BAND F (£3,530.70 per annum)

North Devon Council

NO ONWARD CHAIN



Approx. 167.1 sq. metres (1798.8 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.