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Directions

From Bideford, proceed towards Instow, driving through the village via the upper road. Continue along this road as you leave the village slightly in the direction of West Yelland. After passing a large lay-by on the right-hand side, take the next right turning and follow the road for a short distance, where the property will be found on the right-hand side. Please park and continue on foot through the cul-de-sac, where No. 7 Venn Close is situated in the far corner.

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

Call 01237 879797

or email bideford@phillipsland.com

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7 Venn Close

Instow, Bideford, Devon EX39 4LZ

Guide Price

£200,000

- Tremendous Far Reaching SEA Views
- Popular Coastal Village - INSTOW
- MUST BE VIEWED!
- Scope To Improve
- No Onward Chain
- Extended Both Out & Up!
- On Road Parking Only





A semi-detached four double-bedroom home enjoying tremendous estuary and sea views, occupying a generous corner plot with excellent scope to create a fantastic family home.

The property does require modernisation throughout and is a renovation project perfect for those of you looking to create an excellent family home. Whilst there is plenty of on street parking, no allocated parking with the property or ability to make any.

Stepping inside, the property welcomes you with an entrance hall leading through to the dual-aspect lounge, a light and airy room filled with natural light. The kitchen opens through to the dining room and, whilst requiring some modernisation, offers fantastic potential to create a wonderful social and entertaining space. From here, there are far-reaching views across grassy fields, often grazed by a local sheep farmer, towards the estuary, Appledore, and out to sea. Accessed from the kitchen is a practical utility room is, complete with plumbing for white goods and direct access to the outside.

On the first floor are two large bedrooms and the family bathroom. The dual aspect principal bedroom is a particularly spacious room, enjoying elevated views that extend even further than those from the lounge. The second bedroom enjoys views towards the front garden.

The top floor provides two further generous bedrooms, both boasting fantastic views across the estuary and towards Saunton Sands. These rooms would make excellent children's bedrooms, all being of a very good size - finally putting an end to the age-old argument over who gets the biggest room.

The outstanding views are a real feature of this property and can be appreciated from most rooms throughout the house. An early internal inspection is highly recommended to avoid disappointment.

Services
All mains connected. Gas central heating.

Council Tax band
C

EPC Rating
TBA

Tenure
Freehold

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





Situation
The property is ideally situated within easy walking distance of Instow, a picturesque coastal village whose maritime charm is reflected in the colourful fishing boats gently bobbing in the harbour. Renowned for its glorious sandy riverside beach, backed by rolling dunes, Instow is a popular destination for families, dog walkers, and water sports enthusiasts alike. At low tide, the beach extends across more than 200 acres, offering exceptional space for outdoor recreation and leisurely coastal walks. Instow enjoys a vibrant and welcoming community together with an excellent selection of award-winning restaurants, cafés, and a highly regarded local delicatessen, earning the village a reputation as something of a foodie's paradise. The village is also home to the popular yacht club and benefits from direct access to the scenic Tarka Trail, ideal for walking and cycling, as well as a seasonal passenger ferry service to Appledore during the summer months. Educational facilities include a local primary school, with convenient access to secondary schools and further education colleges in the nearby towns of Barnstaple and Bideford.

The port and market town of Bideford lies approximately 4 miles away and provides a wider range of everyday amenities, while Barnstaple, around 5.7 miles distant, offers the area's principal shopping, commercial, and leisure facilities, together with a theatre and district hospital. From Barnstaple, the North Devon Link Road connects to Junction 27 of the M5 in approximately 45 minutes, while Tiverton Parkway offers regular rail services to London Paddington in just over two hours.



Room list:

Entrance Hall

Lounge
5.45 x 3.52 (17'10" x 11'6")

Kitchen
4.12 x 3.15 (13'6" x 10'4")

Dining Room
3.91 x 2.96 (12'9" x 9'8")

Utility Room
2.01 x 2.14 (6'7" x 7'0")

First Floor

Bedroom 1
3.72 x 3.17 (12'2" x 10'4")

Bedroom 2
2.91 x 3.35 (9'6" x 10'11")

Bedroom 3
3.35 x 3.82 (10'11" x 12'6")

Bedroom 4
4.08 x 3.85 (13'4" x 12'7")

Family Bathroom
3.07 x 1.65 (10'0" x 5'4")