



Instow, Bideford, Devon, EX39 4LZ

 **John  
Smale**  
& Co. est 1900







## Instow, Bideford, Devon, EX39 4LZ

### Offers In Region Of £525,000

John Smale and Co are privileged to offer this prestigious detached bungalow that enjoys a glorious location set above the sought after yachting and boating village of Instow. Privacy is provided from its peaceful location, yet is only a short walk of the village itself, which is known not only for the Yacht Club but also a choice of restaurants and pubs, a popular post office/general store with well stocked delicatessen and of course the long sandy beach. The nearby Tarka Trail is a haven for walking and cycling and the excellent number 21 bus service connects to both Bideford and the regional centre of North Devon - Barnstaple.

The property itself cannot fail to impress. It is offered in excellent order throughout and benefits from economical gas fired central heating and replacement double glazed windows. It is a property that cannot fail to impress and is recommended for viewing at the earliest opportunity.

Additional beaches in the locality include Westward Ho! Saunton, Croyde, Woolacombe and Putsborough, whilst the twin National Parks of Exmoor and Dartmoor are both within easy motoring distance. Other places of interest include the quaint fishing village of Appledore on the opposite side of the river - with the pedestrian ferry during the summer months - the RHS gardens at Rosemoor near Torrington and the cathedral city of Exeter with rail links from Barnstaple, which is a renowned shopping centre. The A39/A361 road (North Devon Link Road) gives ease of access to the M5 at Tiverton (junction 27) and Exeter and Newquay are the nearest airports.

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Superbly Presented Detached 4 Bedroom Bungalow  
Coveted Location Within Easy Reach Of Instow  
Turn Key Condition - Just Move In!  
Fully Fitted 17' Kitchen/Breakfast Room  
Dual Aspect Lounge  
Adaptable 4 Bedroom Accommodation With Ground Floor Shower Room  
Fabulous First Floor Bedroom With En-Suite Bathroom/Shower Room  
Private And Sheltered Easy To Maintain Garden  
Two Separate Driveways With Ample Car Space And Garage



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## Spacious Entrance Hall

With tiled floor. Staircase to First Floor.

## Lounge

13' 7" x 12' 0" (4.14m x 3.66m) With feature fireplace and bay window.

## Kitchen/Breakfast Room

17' 6" x 11' 7" (5.33m x 3.53m)

## Bedroom Two

12' 9" x 12' 0" (3.89m x 3.66m) With French doors to Outside.

## Bedroom Three

9' 6" x 9' 6" (2.90m x 2.90m) Currently used as a Study. With French doors to Outside.

## Bedroom Four

8' 6" x 7' 2" (2.59m x 2.18m) Currently used as a Study. With French doors to Outside.

## Shower Room

With a quality shower enclosure, wash hand basin, low level W/C.

## First Floor Landing

## Bedroom One

14' 0" x 13' 6" (4.27m x 4.11m)

## En-Suite Bathroom/Shower Room

With White suite comprising of panelled bath, separate shower enclosure, wash hand basin, low level W/C.



## Outside

Adjacent to the back door from the Kitchen is car standing space for two cars in front of the DETACHED GARAGE having an up and over door. On the other side of the bungalow is a further driveway/car standing. The fully fenced rear garden adjoins this and has been especially designed for ease of maintenance and includes a wide patio area ideal for alfresco dining.

## Detached Garage

## SERVICES

Services: We understand all mains services are connected.

Council Tax Band: D.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: E.

## DIRECTIONS

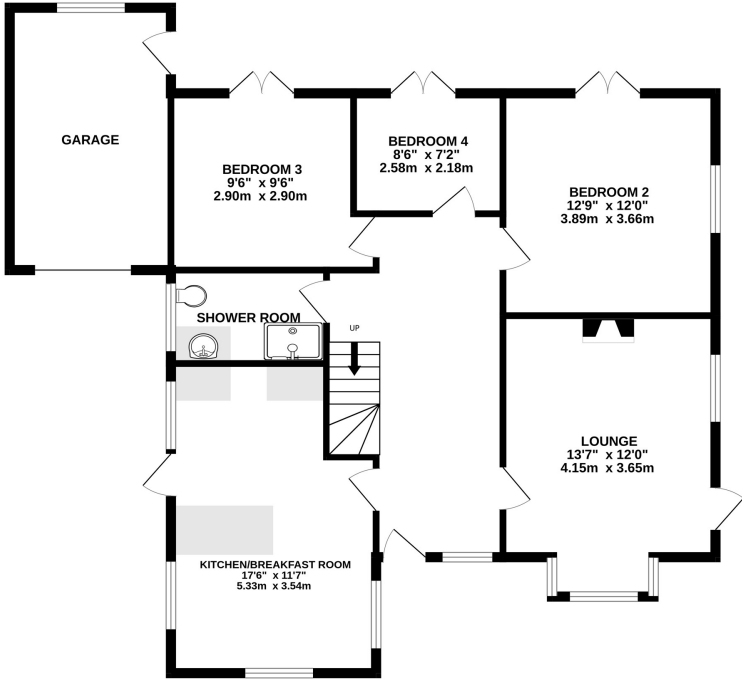
For directions to the property, follow Sat Nav EX39 4LZ.

*At John Smale & Co we don't just sell houses!  
Contact us now for information on all of our  
other services including Auctions, Commercial  
Property and Market leading independent  
financial advice.*

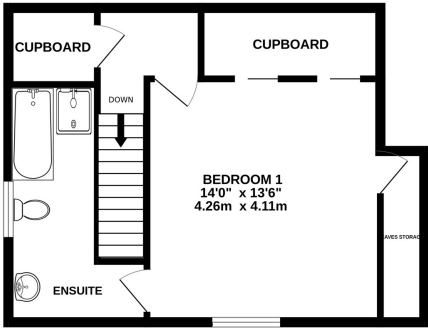




GROUND FLOOR



1ST FLOOR



VISTA DEL MAR

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	65
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		







