



Old Rectory Close, Instow, Bideford, Devon, EX39 4LY



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Asking Price £625,000

Instow - possibly the most requested village in North Devon. Our clients are offering the opportunity to enjoy life in this select enclave with a quietly located 3 bedroom detached bungalow set in an elevated position and enjoying delightful and far reaching views across Instow and the surrounding countryside to the estuary beyond. Ascending the steps at the front of the property, the prospective buyer enters the delightful SUN LOUNGE, a delightful room from which to enjoy sunsets across the estuary - or sunrises, for the early riser! A further door opens to reveal the ENTRANCE HALL, a spacious area housing airing /storage cupboard with recently installed combination gas boiler and with doors off to SHOWER ROOM with high quality white suite and to the THIRD BEDROOM, a generously proportioned room with window overlooking the rear garden and built in double wardrobe. The positioning of this bedroom and the adjacent shower room works particularly well for guest accommodation. From the hall, a doorway gives access to the KITCHEN / DINING ROOM with 2 windows offering stunning estuary views. The bespoke kitchen is cleverly designed with ample storage options both above and below the extensive worktop, range of integrated AEG appliances including eye level double oven and microwave combination oven, gas hob with extractor hood over, built in fridge, dishwasher and washing machine. The kitchen leads to the expansive SITTING ROOM which has delightful views of the rear garden, door to rear porch, feature fireplace with contemporary surround and door to INNER LOBBY with airing cupboard with hot water cylinder, further storage cupboard and doors to MASTER BEDROOM, a double aspect room with views to the rear garden and built in double wardrobe, SECOND BEDROOM with windows offering estuary views and built in storage cupboard with ample storage space and the FAMILY BATHROOM with attractive coloured 3 piece suite, tiled walls and floor.

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Superb Far Reaching Views Of The Estuary And Surrounding Countryside
3 Bedroom Detached Property
Quiet Cul de Sac Location
Within Short Distance Of Instow Beach
Sun Lounge With Views
Bespoke Kitchen With Views And Range Of Quality Integrated Appliances
Sitting Room Overlooking Garden
3 Double Bedrooms
2 Bath / Shower Rooms
Superb Rear Gardens
Double Length Garage
Ample Driveway Parking



Entrance Hall

Sun Room

10' 8" x 9' 4" (3.25m x 2.84m)

Shower Room

9' 5" x 3' 1" (2.87m x 0.94m)

Bedroom Three

12' 4" x 8' 6" (3.76m x 2.59m)

Kitchen

11' 9" x 7' 0" (3.58m x 2.13m)

Dining Area

11' 9" x 6' 9" (3.58m x 2.06m)

Lounge

19' 4" x 12' 4" (5.89m x 3.76m)

Conservatory / Rear Porch

6' 11" x 3' 3" (2.11m x 0.99m)

Bedroom One

12' 6" x 10' 11" (3.81m x 3.33m)

Bedroom Two

10' 4" x 10' 3" (3.15m x 3.12m)

Bathroom

9' 10" x 5' 6" (3.00m x 1.68m)

Outside

The front of the property is a tarmac driveway providing ample parking, steps to front door past attractive terraced beds, area of lawn and pedestrian gate to rear garden. There is also access via the driveway to the DOUBLE LENGTH GARAGE approximately 30' in length. The REAR GARDENS are a particular delight, having sweeping areas of lawn with attractive borders, several mature but well pruned trees and two separate patio areas, one with superb and far reaching views. There is step free access via one of the side accesses.

Garage

29' 11" x 8' 5" (9.12m x 2.57m)

SERVICES

Services: We understand all mains services to be available.

Council Tax Band: D.

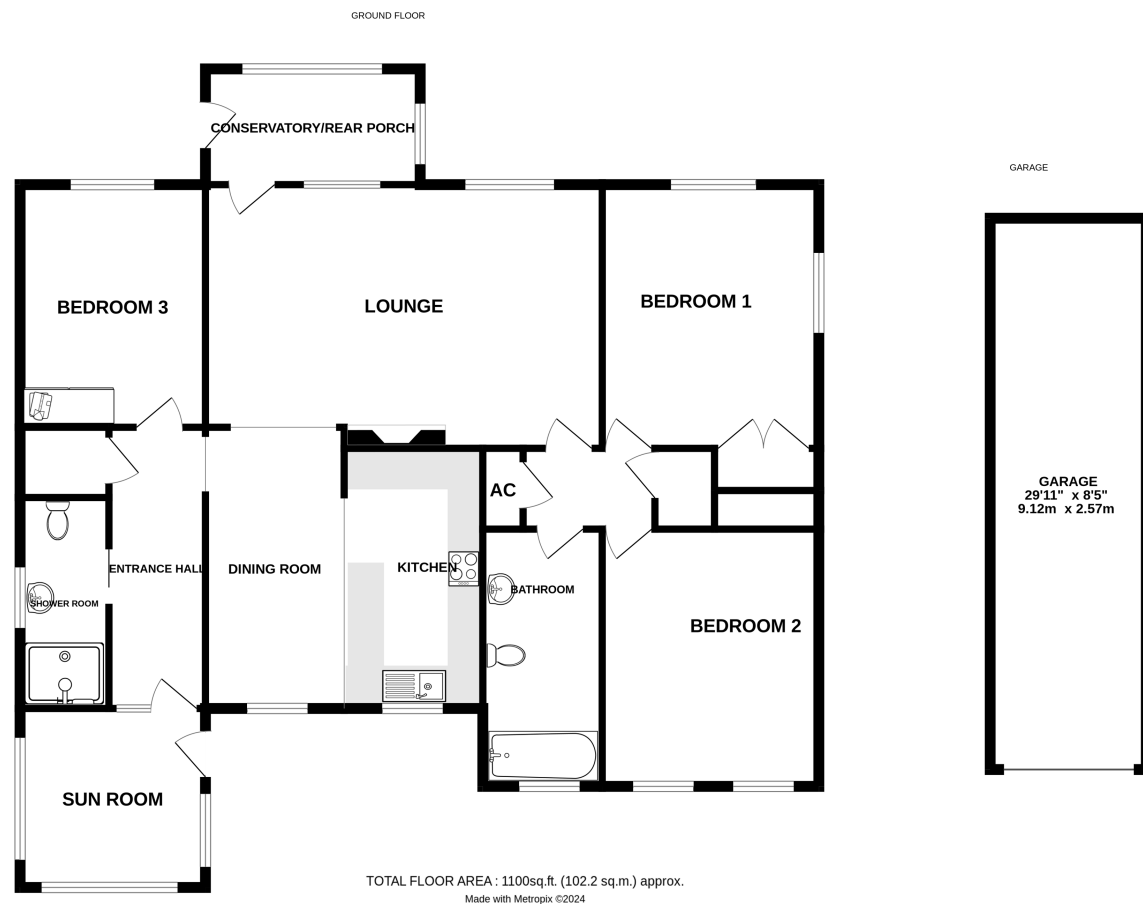
Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: D.

Agents Note - There is ample scope to extend STPP and planning permission for extension has been granted previously, now lapsed.

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

