



Chandlers Court, Instow, EX39 4RN





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Asking Price £350,000

In the heart of this extremely sought after estuary side village between Bideford and Barnstaple in a well maintained exclusive development, is this spacious 2 Bedroom First Floor Apartment. The apartment enjoys far reaching views over the estuary towards Appledore on the other side and is just a few minutes level walk of the many facilities within the village including the nearby Yacht club, well known general store/delicatessen/cafe, as well as restaurants and pubs and of course the long sandy beach.

If you enjoy sunsets, then this apartment is for you with it's balcony providing a delightful setting. Barnstaple, the regional centre of North Devon is just 5 miles to the North and the historic town of Bideford 4 miles to the South. There is an excellent connecting bus service to both towns (number 21 and 21A), which also serves Appledore, Braunton and Ilfracombe. Other places of interest in the locality include the RHS gardens at Torrington, the heritage village of Clovelly and beaches at Westward Ho! Saunton, Croyde and Woolacombe.

# Chandlers Court, Instow, EX39 4RN

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Modern First Floor Apartment  
Sought After Development  
Well Fitted And Equipped Kitchen With Estuary Views  
Spacious 29' Living/Dining Area  
Balcony With Lovely Views  
Two Double Bedrooms  
Recently Re-Fitted Shower Room  
Superb Far Reaching Views Over The Estuary  
Immaculate Grounds  
Allocated Parking And Visitor Parking



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## Ground Floor

### Communal Hall

With staircase to First and Second floors.

### Private Entrance Door

### Hallway

### Living Room/Dining Area

29' 0" x 10' 10" max (8.84m x 3.30m max) With fitted carpet, built-in shelving and 3 radiators.

## Balcony

Enjoying sea views.

## Kitchen

11' 0" x 7' 6" (3.35m x 2.29m) Fitted and equipped with Granite effect working surfaces with white fronted cupboards and drawers under, matching eye-level cupboards with tiled surrounds, integrated electric oven with hob over, stainless steel splashback and matching extractor hood, spotlighting, dishwasher, washing machine, fridge/freezer, Vailant gas fired boiler and lovely views and sunsets.

## **Inner Hall**

### **Bedroom One**

11' 6" x 11' 0" (3.51m x 3.35m)

### **Bedroom Two**

11' 6" x 11' 0" (3.51m x 3.35m)

### **Shower Room**

Re-fitted less than 3 years ago with a double length shower having glazed screen, umbrella shower head, fully tiled surrounds, vanity basin, w/c and Chromium plated ladder style towel rail.

### **Outside**

Access to immaculately maintained grounds, clothes drying area and bin storage. Reserved parking space with ample provision for visitor parking.

### **Agents Note**

Leasehold - Balance of a 999 year Lease.  
Service Charge & Ground Rent £150.00 pcm.

### **SERVICES**

Services: We understand all mains services are connected.

Council Tax Band: Exempt - Business Rated.

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

EPC Energy Rating: C.

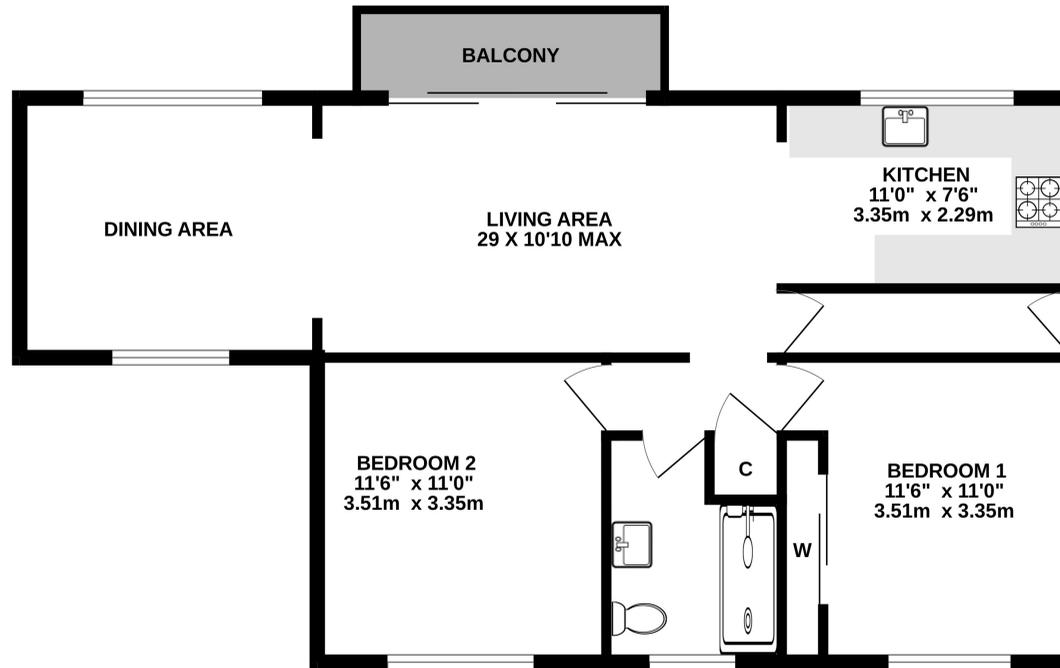
### **DIRECTIONS**

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

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# GROUND FLOOR



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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	78
(54-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

