



Harbour Side



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26 Chandlers Court, Instow, Devon, EX39 4RN

Walk to Instow Beach & Amenities, Bideford 3 miles, Barnstaple 6 miles.

Two bedroom ground floor apartment located in a premier coastal village enjoying estuary views, parking and large private garden

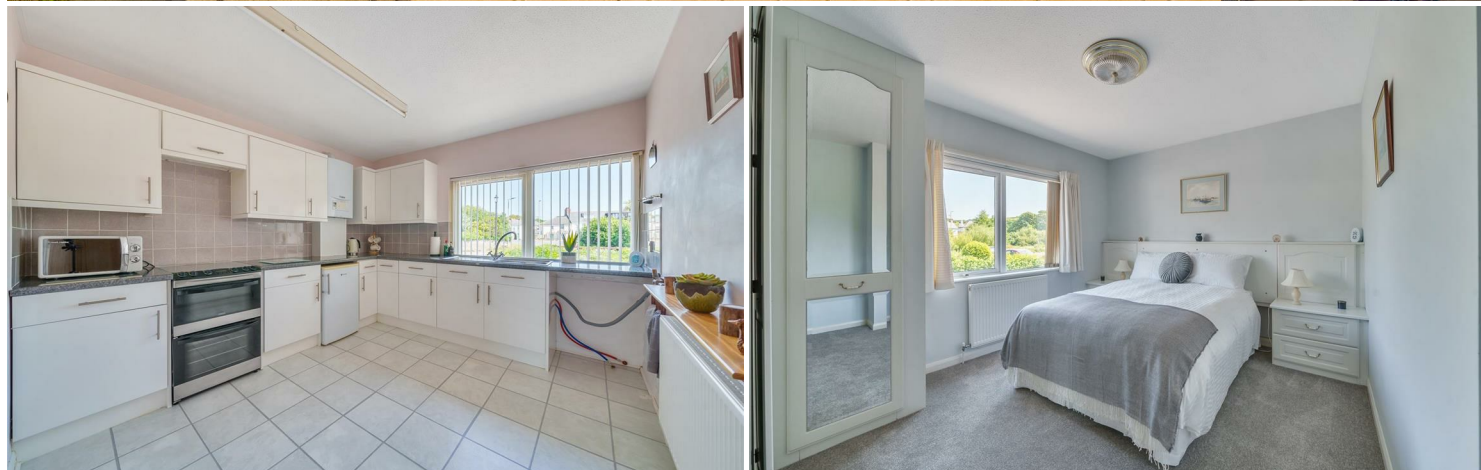
- Frontline waterside location
- 2 Bedrooms
- Private parking for 3 vehicles
- Private and enclosed garden
- Stunning estuary and sea views
- Leasehold
- Ideal main home/second home/holiday let
- No onward chain

Guide Price £450,000

SITUATION

Harbour Side enjoys a frontline position within one of North Devon's premier coastal villages. The South West Coast Path and Tarka Trail are literally on your doorstep, ideal for cyclists and keen walkers, locals and holiday makers alike. Instow village is within a level walking distance and boasts an award-winning general store, delicatessen, Post Office, café, thriving cricket club and The North Devon Yacht Club (moorings may be available), The Commodore Hotel, a variety of Inns, popular pubs and restaurants. Instow Community Primary School and Village Hall are within a short 5 minute drive up the hill from the village.

The port and market town of Bideford offers an excellent wider range of amenities. Barnstaple is the regional centre and offers all the areas main business, commercial, leisure and shopping venues. The surfing beaches of Croyde, Putsborough, Saunton and Woolacombe are all within a 30 minute drive along with Exmoor and the Cornish border being a similar distance away.



DESCRIPTION

This is a superb opportunity to acquire a deceptively spacious, ground floor apartment with a surprisingly generous sized and private garden, parking for four vehicles and stunning estuary views. A real rarity for Instow. Harbour Side is situated within the popular and sought-after development of Chandlers Court, however is in a separate block of only four apartments and benefits from its own front door, parking and garden. The accommodation is bright and very well presented throughout, boasting two double bedrooms, bathroom, kitchen/breakfast room and sitting/dining room which has sliding patio doors out onto the large paved patio area and garden, which enjoys fantastic estuary views towards Appledore and the stunning sunsets. This could be ideal as a main residence, second home or successful holiday let. A ground floor apartment with parking, garden and estuary views are often sought after in Instow but rarely found so we would encourage an early inspection to avoid disappointment.

ACCOMMODATION

Front door to entrance hall with space for boots, coats etc. Kitchen with a range of modern units, inset sink, tiled walls and space for white goods, fridge/freezer, oven etc. The bathroom which has been updated includes a WC, sink and shower enclosure. The two bedrooms are both doubles and include built in wardrobes. The principal benefitting from an ensuite with sink, WC and bath with shower above. The spacious sitting room/dining room is a wonderful light room with wonderful estuary views and benefits from sliding patio doors onto paved patio area and garden.

OUTSIDE

To the front of the property is parking for up to three vehicles, front door into the apartment and pedestrian gate to the garden. (There is also a allocated parking space within Chandlers Court and visitors' parking)

The rear garden is delightful, with a large terrace area overlooking the tarka trail and towards the estuary, Appledore and sea. A brilliant space for outdoor dining. On from here is the lovely garden with an assortment of plants, shrubs and trees which have been planted with privacy and seclusion in mind without jeopardising the view! This is certainly something which is rarely found in Instow!

SERVICES

All mains connected. Gas central heating



These particulars are a guide only and should not be relied upon for any purpose.



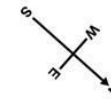
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive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



Approximate Area = 830 sq ft / 77.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Stags. REF: 987222



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