

GROUND FLOOR
1225 sq.ft. (113.8 sq.m.) approx.



TOTAL FLOOR AREA: 1225 sq.ft. (113.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Bideford, proceed towards Instow. Taking the scenic route along the sea front, take the first left turning along Marine Parade. Follow this road passing the pub, hotel, beach on the left and other pubs on the right. Take the left turning for the cricket club, sticking to the right lane. Follow this road for about 300 yards, turning right into the allocated car park. On foot, it's the second chalet on the right easily identified by our Phillips Smith & Dunn For Sale board.

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

Call 01237 879797
or email bideford@phillipsland.com

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3 Bed Bungalow - Detached
Driftwood Sandhills, Instow, Bideford, EX39 4LF

- Uninterrupted Estuary & Sea Views
- Popular Village Of Instow
- South-Facing Courtyard
- Deceptively Spacious (3 Bedrooms)
- Allocated Car Parking Area
- Modern Open Plan Living



Room list:

Entrance Hall

Kitchen Area

4.01m x 2.16m (13'1" x 7'1")

Living Area

5.77m x 5.13m (18'11" x 16'9")

Bedroom 1

3.89m x 2.8m (12'9" x 9'2")

Bedroom 2

3.63m x 2.84m (11'10" x 9'3")

Bedroom 3

2.13m x 1.9m (6'11" x 6'2")

Bathroom

2.54m x 1.88m (8'3" x 6'2")

Overview

A highly unique opportunity to purchase one of the very desirable Instow beach side chalets. This one is situated on arguably the best plot enjoying uninterrupted estuary and sea views. The property benefits from close by allocated parking and south facing outside space with stunning far-reaching views.

The property has a large open plan living area, perfect for those of you that enjoy hosting and socialising with family and friends. There is a multi-fuel wood burner, which creates a focal point to the room, and a welcoming heat, perfect for those wintry evenings coming straight off the beach from a blustery dog walk.

The property has undergone a fine refurbishment, meaning it's in a true turn key condition and ready for its lucky new owners.

The property benefits from three bedrooms of which two are doubles. The principal bedroom enjoys the fantastic view, the second bedroom is a good proportion, and the third bedroom has bunk beds and is perfect for children.

The family bathroom is well kitted out with a modern white suite comprising of a separate shower, hand wash basin, low-level WC and stylish flooring. There is also very handy and practical storage space.

Not many properties come to the market with 3 bedrooms, breathtaking estuary and sea views, parking, modern open plan living space all in Instow and for this price! - Be sure to contact the Bideford team for more information or to arrange a viewing.

Outside

There is a rather nice enclosed courtyard, which is gated and fenced perfect for your furry friends. There is a direct access to the North Devon Tarka trail where many a lovely long and level walk can be had enjoying the breathtaking rugged coastline.

Just off the Tarka Trail is a short track which has direct access to the top road and bus stop, which provides a frequent service to Bideford and Barnstaple.

The garden is low maintenance and south facing, enjoying sunlight most of the day. For more space, stepping outside your own front door you have a direct access to Instow beach. At low tide the beach offers large stretches of golden sandy beach that extends over 250 acres.

More information about this property or to arrange a viewing appointment, please do not delay and contact our Bideford branch.



Services

Type your text here

Council Tax band

EPC Rating

F

Tenure

Freehold

Viewings

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