

Flat 8 Marine Court

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Instow, Bideford, Devon, EX39 4JP

A prestigious & spacious apartment in a favoured village enjoying breath-taking estuary and coastal views

- Balcony overlooking beach
- 3 Bedrooms
- Very well presented
- Fabulous estuary/sea views
- Leasehold
- Large Sitting/Dining room
- 2 Bathrooms
- Garage and parking
- No upward chain
- Council tax band F

Guide Price £549,000

SITUATION

Marine Court sits literally adjoining the beach, enjoying unrivalled Westerly views over the Torridge to Appledore and out to the Atlantic, within one of North Devon's most popular villages. Instow offers a choice of inns and restaurants, the Commodore Hotel, Johns General Store; Delicatessen I Post Office and art gallery, primary school, church and chapel. The North Devon Yacht Club and Cricket Club are also both important local institutions. The wonderful beach with its lovely sandy dunes is ideal for all ages, and has its own appeal throughout the year, and is also dog friendly. The Tarka Trail is also close by and is ideal for both cyclists and walkers alike. Instow is situated between the market town of Bideford and the regional centre of Barnstaple. The former sits on the River Torridge and offers an excellent range of amenities and leisure pursuits, including supermarkets, banks and schooling. Barnstaple is approximately 6 miles away and offers all the area's business, commercial, entertainment and shopping venues. From Barnstaple, the A361 provides a good route to the MS Motorway at Junction 27 (Tiverton), about 45 miles away. Also Tiverton Parkway mainline railway station is serviced directly from London Paddington (in just over 2 hours).







DESCRIPTION

Marine Court is a block of 15 apartments built in 1979, on the site of a former hotel. Apartments here are rarely available and much sought after. Number 8 is situated on the first floor and takes full advantage of the fabulous views. Internally, the apartment is very well presented with a contemporary, stylish interior. The private balcony looks directly down onto the beach and across the estuary to Appledore and out to sea. There is also a garage block across the road with additional parking space.

ACCOMMODATION

Entrance hall with bench seat and space for coat, boots, etc. The impressive sitting/dining room is particularly bright and spacious, and is dominated by a picture window which overlooks the estuary and out to sea. There is access onto the balcony, which boasts views down the beach, as well as across the estuary to Appledore. The balcony benefits from teak flooring and glass balustrades - ideal for Al fresco dining and entertaining. The kitchen includes a range of quality units with ample work surfaces, integrated appliances, gas hob and built in double oven, space for upright fridge freezer, and a picture window - once again enjoying those fine views. The three double bedrooms include built in wardrobes, with the principal benefitting from an en-suite shower room. The main bathroom finishes off the accommodation and includes bath, WC, sink with vanity unit, and shower.

SERVICES

All mains connected. Gas fired central heating. According to Ofcom, Ultrafast broadband is available in the area and mobile signal is likely from several providers. For further information please visit https://checker.ofcom.org.uk/

TENURE

The property is leasehold, with the remainder of the 999 year lease, which commenced in 1979 There is a management company established with the vendor owing a part share of the freehold. There is service charge of £300pcm.



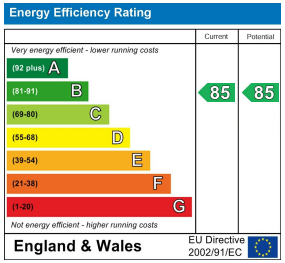




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30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833

