

GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 413 sq.ft. (38.4 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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Well Presented 2 Bed Apartment 'Close To Beach'

4 Avalon Court, Beach Road, Woolacombe, Devon, EX34 7BT

Guide Price

£292,500

- 2 Bedrooms
- UPVc D/G & Gas C/H
- Ideal Bolthole Holiday Retreat
- Open Plan Kitchen/Living Room
- Dedicated Car Parking Space
- Good Income Potential
- Well Appointed Bathroom
- Communal Sun Terrace
- EPC: C

Directions

From Barnstaple proceed on the A361 to Braunton. Continue to the very centre of the village and at the crossroads and traffic lights, continue on signposted Ilfracombe. Continue along this road, through Knowle village, past West Down and on up to Mullacott Roundabout. Here take the first turning left signposted to Woolacombe, continue along this road without deviation and continue down into village with the property in front of you. Continue down into Beach Road and the property is then on the right hand side. The parking behind the property is accessed via Springfield Road.

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or email braunton@phillipsland.com

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Room list:

Cummunal Hall

Kitchen/Living Room
5.25m x 3.48m (17'2" x 11'5")

Bedroom 2
2.26m x 1.92m (7'4" x 6'3")

Inner Hall

Bedroom 1
3.33m narrowing 2.94m x 2.71m
(10'11" narrowing 9'7" x 8'10")

Bathroom
2.29m max x 1.68m (7'6 max x 5'6)

Dedicated Car Parking Space

Communal Sun Terrace

Short Walk To The Beach

Overview

Situated in what must be one of the region's most prominent and sought after coastal villages, this very easy to run and cosy apartment which forms part of Avalon Court.

The property is sure to appeal to those persons seeking a comfortable apartment which benefits from UPVc double glazing and gas fired radiator central heating, making this an easy and economically run home. Alternatively, the property would make for a good lock up and leave bolt hole retreat for the avid surfer, or one which could produce a good income as a buy to let investment. The accommodation comprises; a communal hall and small private hallway which opens to a well appointed and open plan kitchen/living room. To the first bedroom there is a walk in cupboard which also has plumbing for a washing machine and there is also a second bedroom and a well appointed bathroom. There is the benefit of a dedicated off road parking space and there is use of a communal sun terrace which is to the rear of Avalon Court.

Properties such as this are always in very good demand, either as full term home or, alternatively, because Woolacombe is such a sought after village and holiday destination, as a sound let. The apartment is almost a stone's throw with superb Blue Flag sandy beach at Woolacombe which has been voted in the Top 5 in the country and in the Top 10 in the world! Therefore, one can understand the potential the property offers for this income stream and we thoroughly recommend a full internal viewing to fully appreciate this lovely apartment.

Outside

The property forms part of the popular Avalon Court development on Beach Road, and as its name suggests, it offers very easy access to the superb Blue Flag beach with its many miles of glorious sand, which connects to Putsborough Beach to the south.

The village offers a good level of amenities with a church, medical centre, post office, primary school, restaurants/pubs and a good number of local shops, stores. The village is surrounded by National Trust Land. Therefore, not only is the village a particular draw for the avid surfer but also the keen walker as there are many miles of stunning coastal walks via the South West Coastal Path. A few minutes drive away is the town of Ilfracombe, which offers a further array of amenities including a cinema, the award winning Landmark Theatre and Tesco's Superstore. Barnstaple, the regional centre of North Devon, is situated to the south, and with access to the North Devon Link Road, provides a convenient route to the M5 motorway and its national road links. There is also the Tarka Trail to Exeter to the south, which connects to London (Paddington).

Services

All mains connected

Council Tax

To be confirmed

EPC Rating

Band: C

Tenure

Leasehold based on a 999 year lease from 1988. Ground rent, insurance and maintenance is £100 per month. The property holds a 1/8th share of the Management Committee.

Viewings

Strictly by appointment call
(01271) 814114

