

GROUND FLOOR



FLAT 3, ENDERLEY, WOOLACOMBE

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Well Presented 2 Bedroom Apartment 'Close To Beach' Guide Price
3 Enderley Beach Road, Woolacombe, EX34 7AA
£324,950

- Spacious 2 Bed Flat
- Well Fitted Kitchen
- Gas Centrally Heated
- Close Walk To Beach
- Bathroom
- Viewing Essential
- Generous Sitting Room
- PVC Double Glazed
- EPC: Band

Directions

From Braunton Village centre proceed on A361 to Ilfracombe. Continue through Knowle village and past West Down. At Mullacott roundabout take first turning to Woolacombe. Continue on this road without turning off and this will take you down to Woolacombe. Pass Tranquility Park, on the right and continue down the hill. Look out for Western Rise, on the right, and Enderley will be seen on the right after a few hundred yards. If you pass The Royal Hotel, you have gone too far.

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Room list:

Inner Hall

7.67m x 1.07m (25'2 x 3'6)

Sitting Room

5.13m max x 4.50m max (16'10 max x 14'9 max)

Kitchen

4.34m x 3.00m (14'3 x 9'10)

Bedroom 1

4.09m x 2.74m (13'5 x 9'0)

Bedroom 2

4.11m x 2.67m (13'6 x 8'9)

Bathroom

2.44m x 1.63m (8'0 x 5'4)

Balcony Terrace

3.91m x 1.83m (12'10 x 6'0)

Designated Parking

Short Stroll to beach

Viewing Essential

Situation

Woolacombe is a superb village which nestles nicely on the rugged north Devon coastline surrounded by National Trust land. Renowned for its stunning and iconic sandy beach, which has been voted in top 10 best beaches in the world and No. 1 in the country. It's clean water is a draw for surfing enthusiasts and it now joins the likes of Malibu Beach as being a World Surf Reserve (WSR), the first UK beach to be awarded this accolade. It's miles of golden sands stretch south and merges with Putsborough Sands. It is a lively village with an array of amenities including chemist, Londis store, post office and pubs. There are restaurants, among them, Noel Corston, Michelin star.

Barricane & Combesgate beaches are close by whilst, going North, to the top of the hill, is the charming village of Morteheo. The South West Coast Path runs through the village and continues on south and north to Victorian Town of Ilfracombe. Here there are a very good range of shopping facilities and the award winning Landmark Theatre. Braunton village is just under 7 miles to the south where, close by, the further beaches at Croyde and Saunton. Here, there is also The Saunton Golf Club which has 2 Championship courses.

A further 5 miles from Braunton, is the main north Devon town of Barnstaple which has access to the M5, via The North Devon Link Road. The Tarka rail line connect to Exeter which picks up the main route to London.



Overview

This is an excellent opportunity to acquire this very well presented 2 bedroom first floor apartment offered to the market in excellent order throughout. This deceptively spacious and sizeable apartment benefits PVC double glazing and gas central heating therefore, making this an easy and economical home to run. The agents consider the property would suit first time buyers, or those purchasers seeking a sound buy to let investment opportunity from which an excellent income stream can be generated taking advantage of the lucrative holiday market. Furthermore, the property would make a special lock up and leave bolt hole retreat which could be left for extended periods of time due to the low maintenance balcony terrace.

There is a well maintained communal entrance hall with a large store cupboard ideal for storing those beach essentials. Briefly the internal accommodation comprises entrance door leads into a spacious inner hall with storage cupboards. The sitting room is generous in size and has patio doors that lead out onto the balcony terrace. This splendid area area provides the perfect place to sit and unwind and is covered therefore, can be used in all weathers. there are lovely rural views overlooking the rolling Devon hillside directly opposite. The kitchen is very well fitted and has a wide assortment of base and wall units finished with high gloss door fronted units. There are ample solid wood working surfaces with inset 1.5 bowl sink unit and induction hob, A large central island stands to the centre of the room providing useful extra preparation space and doubles up as a breakfast bar. Furthermore, there are two good size double bedrooms and a 3 piece white modern family bathroom.

At the front of the building there are dedicated car parking space for each apartment and additional visitors' parking. Furthermore, there is a useful communal store area for surf boards etc.

Services

All mains connected

Council Tax band

Band: B

EPC Rating

Band: To be confirmed

Tenure

Leasehold on 999 year Lease, from 1989

£70 pcm maintenance charge
1/6th ownership of Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Braunton branch on

01271 814114

