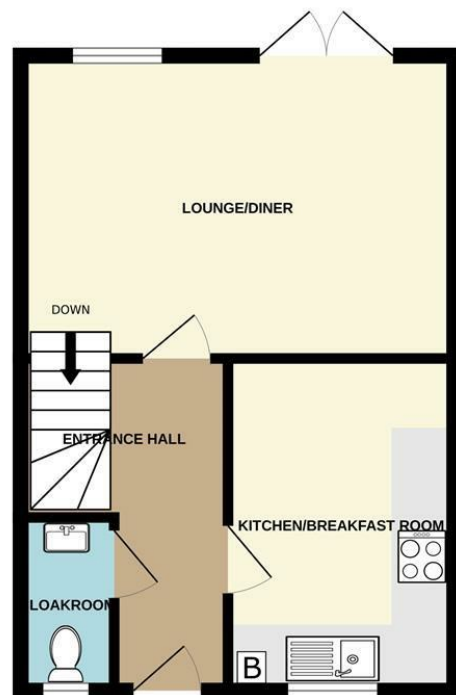
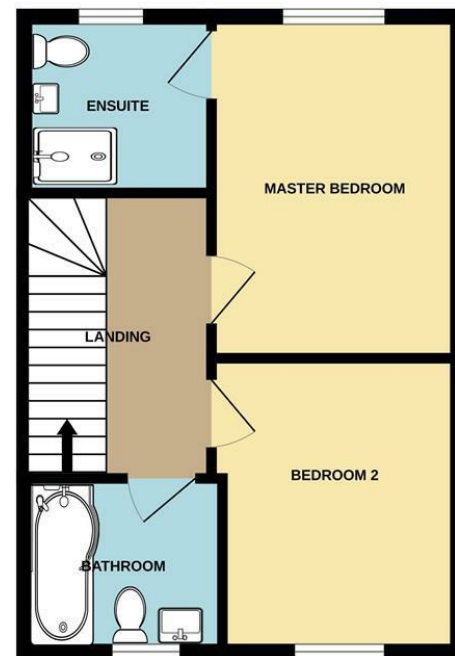


GROUND FLOOR



1ST FLOOR



4 COASTGUARD COTTAGE, WOOLACOMBE STATION ROAD

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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## Superbly Presented 2 Bedroom House 'No Ongoing Chain'

Coastguard Cottages, 4 Woolacombe Station Road,  
Woolacombe, Devon, EX34 7AX

Guide Price

**£310,000**

- Superbly Presented Throughout
- Spacious Lounge Diner
- 2 Designated Parking Spaces
- Entrance Hall With Cloakroom
- Master Bedroom & En Suite
- Low Maintenance Gardens
- Modern Kitchen Breakfast Room
- Family Bathroom
- No Onward Chain

## Directions

From Barnstaple proceed on the A361 to Braunton. At the village centre and at the crossroads and traffic lights continue on, signposted to Ilfracombe. Carry on through Knowle and proceed passing the signposts to West Down and proceed to Mullacott Cross roundabout taking the first exit signposted to Woolacombe. Continue along this road for approximately 3 miles proceeding through the s bend at Turnpike Cross, at the Fortescue Hotel turn left directly opposite where you will see 2 reserved parking spaces for number 4 clearly displayed.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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## Room list:

**Entrance Hall**  
3.73m x 2.34m (12'3 x 7'8)

**Cloakroom**  
1.93m x 1.04m (6'4 x 3'5)

**Kitchen Breakfast Rm**  
3.73m x 2.54m (12'3 x 8'4)

**Lounge Diner**  
5.03m x 3.40m (16'6 x 11'2)

**First Floor**

**Landing**

**Master Bedroom**  
3.86m x 2.79m (12'8 x 9'2)

**En Suite Shower Rm**  
1.98m x 1.91m (6'6 x 6'3)

**Bedroom 2**  
3.30m x 2.62m (10'10 x 8'7)

**Family Bathroom**  
2.26m x 1.96m (7'5 x 6'5)

**Close To Beach**

**Well Presented Throughout**

**Perfect Holiday Home / Bolt Hole Retreat**

## Overview

Phillips Smith & Dunn are delighted to offer to the market number 4 Coastguard Cottages found to be an extremely well presented modern 2 bedroom mid terrace house. The property stands within an elevated position conveniently situated to the outer periphery of Woolacombe yet being within reach. This attractive home benefits from part cedral cladding to the front and rear elevations, has full PVC double glazed windows, is gas centrally heated and has the added advantage of having no onward chain therefore, can be occupied with the minimum of delay.

The property is considered an easy to maintain home and is found to be tastefully decorated throughout. The agents consider the property would suit those purchasers seeking a sound buy to let investment opportunity from which an excellent income 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 designed gardens.

Briefly the internal accommodation comprises entrance door leading into the entrance hall, with staircase rising to the first floor, along with a useful 2 piece cloakroom WC. The kitchen breakfast room is well fitted and has a good range of base and wall units finished with white high gloss door fronts. There are solid wood working surfaces with up stands having inset hob and sink unit with space and plumbing below for washing machine and slimline dishwasher. The lounge diner is a bright and spacious room and has direct access via French doors that lead directly out into the garden with a most pleasing outlook backing onto an open field. To the first floor there is a good size landing serving all rooms, the master bedroom is a splendid double room and enjoys a fine outlook overlooking the garden and beyond. The contemporary and stylish 3 piece modern en suite shower room is superbly appointed and has an over size enclosure. Bedroom 2 is also a good size double room currently arranged as a twin room. The family bathroom is also well appointed briefly comprises shower bath with mixer fed direct from the mains, low level WC along with inset wash basin onto vanity with storage below, there is tasteful matching tiling to the en suite and bathroom maintaining uniformity.

## Outside & Situation

Directly to the front of the property is a low maintenance area laid with chippings for easy maintenance with space for wheelie bins. To the rear is a very good size level garden having been laid with artificial turf therefore, requires the minimum of upkeep and fuss. There is a large expanse of decking that provides a perfect place to enjoy alfresco dining, the garden enjoys a good degree of sunshine and privacy and pleasant open outlook to the rear backing onto an open field. There is a raised flower border to the bottom boundary stocked with plants and shrubs, a pedestrian gate leads to a footpath connecting to the parking area being within a short distance, number 4 has the benefit of having 2 reserved designated parking bays.

The property stands in an elevated position on Station Road being within a stones throw to the Fortescue Pub/Restaurant and garage, whilst a few minutes drive down the hill is Woolacombe village. Here is the renowned and superb Blue Flag beach voted one of the best in the UK and a Top Ten Beach in the world!! This is, therefore, of great interest to holiday makers and also walkers who walk the rugged North Devon coast via the South West Coastal Path. There are shops, post office, primary school and medical centre in Woolacombe, whilst the larger town of Ilfracombe offers a wider range of amenities including the Award Winning Landmark Theatre and Tesco Superstore. From Mullacott Cross there is access towards the rugged North Devon coast at Lynton and Lynmouth, whilst to the south east is Barnstaple, the regional centre of North Devon. This offers access to the North Devon Link Road with its convenient route to the M5 motorway and its national road links. The Taka Rail line connects to Exeter which offers a direct route to London.

## Services

All mains connected.

## Council Tax band

To be assessed.

## EPC Rating

Band: B

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Braunton branch on 01271 814114

