



APARTMENT 4, BELMONT COURT, WOOLACOMBE

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Superbly Presented 2 Bedroom Apartment 'Fine Views'

Guide Price

Apartment 4 Belmont Court Rockfield Road, Woolacombe, EX34 7DH

£485,000

- Spacious 2 Bedroom Apartment
- Master Bedroom En Suite
- Designated Parking Space
- Well Planned Accommodation
- Covered Balcony 'Views'
- Viewing Absolutely Essential
- Incredible Sea Views
- Open Plan Configuration
- EPC: Band 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 to Ilfracombe. Continue along this road through Knowle village and pass West Down and on to Mullacott roundabout. Here turn left, continue along the road without deviation and this will then take you down into the village of Woolacombe. Continue down towards the front and turn right onto The Esplanade. Proceed ahead and take the first turning on the right into Rockfield Road, Belmont Court is found set up on your right hand side.

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Overview

Phillips Smith & Dunn are delighted to offer to the market this most impressive and superbly presented 2 bedroom 1st floor apartment. Belmont Court occupies an elevated commanding position that enjoys spectacular panoramic views that overlook the esplanade and directly onto the idyllic Woolacombe bay. These impressive panoramic views can only be fully appreciated upon a formal viewing and provide a true 'Wow factor'. The property is considered as a perfect lock up leave special 'bolt hole retreat' or alternatively as a sound buy to let investment opportunity that will generate a sound and steady income stream.

The property benefits from full PVC double glazing, is gas centrally heated and has the benefit of having 'no onward chain' therefore, can be occupied with the minimum of delay.

Belmont Court comprises of 6 individual apartments each having a 1/6 share of the freehold. There is a communal entrance porch and communal hall with staircase leading to the first and second floor. Apartment 4 is located to the first floor and has its own front door leading into the inner hall serving all rooms. The lounge kitchen diner enjoys a modern open plan modern living configuration that enjoys splendid uninterrupted sea views overlooking Woolacombe Bay. There is a large bay window that provides the perfect space for a dining table that sits within the bay window and allows plenty of natural light to flood into the room. The kitchen has ample base and wall units finished with oak effect style door fronted units along with ample working surfaces with inset 1.5 bowl sink unit, gas hob with extraction canopy and oven below. There are integral appliances to include fridge and freezer and washing machine / drier. Bedroom 1 located at the front of the property is a fabulous master bedroom that has its own covered balcony that enjoys an incredible view that overlooks the bay and ocean towards Lundy Island. This lovely addition provides the perfect place to relax and unwind whilst taking in the impressive views. There is also the advantage of a 3 piece en suite shower room with part tiled walls. The inner hall has a useful fitted wardrobe cupboard perfect for storing coats and shoes. The family bathroom comprises of a white modern suite and has part tiled walls. Bedroom 2 is located to the rear of the building and is also a good double bedroom and overlooks the rear elevation.

Properties of this style and nature are always in very good demand therefore, we recommend a viewing at the earliest opportunity to appreciate the very well planned accommodation along with the incredible views.



Outside

The property has a spacious sunny West facing balcony terrace accessible from the master bedroom, this delightful area provides the perfect space to relax and unwind and to soak in the superb views from this vantage point. There is designated parking space to the rear of the building along with a most useful store ideal for storing surfboards, wet suits and those buckets & spades for days on the beach.

Woolacombe is a superb village which nestles nicely on the rugged north Devon coastline surrounded by National Trust land. Renowned for it's 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, Spar 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. Branton 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 Branton, 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.

Room list:

Entrance Hall
2.97m x 2.90m (9'9 x 9'6)

Lounge Kitchen Diner
7.82m x 4.22m (25'8 x 13'10)

Master Bedroom
4.42m x 3.84m (14'6 x 12'7)

En Suite Shower
2.64m x 1.17m (8'8 x 3'10)

Balcony
4.27m x 1.02m (14'0 x 3'4)

Bathroom
2.41m x 1.55m (7'11 x 5'1)

Bedroom
4.14m x 2.57m (13'7 x 8'5)

Superbly Presented Throughout

Splendid Sea Views

Viewing Essential

Services

All mains connected

Council Tax

Band D

EPC Rating

Band C

Tenure

Leasehold with 1/6 share of freehold.

Costs

£1,000 maintenance charge paid annually, towards building maintenance and buildings insurance.

