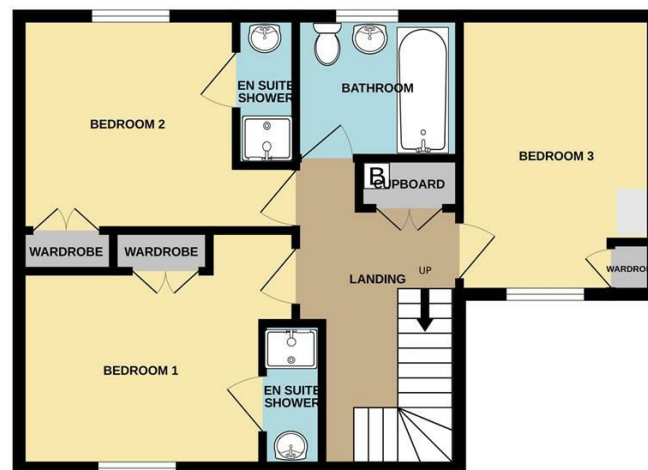


GROUND FLOOR



1ST FLOOR



67 WILLINGCOTT VALLEY

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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A very Well Presented 3 Bedroom Holiday Home

Willingcott Valley, 67 Nr Woolacombe, North Devon, EX34 7HN

Offers In The Region Of

£189,950

- Ideal Investment Opportunity
- 2 En Suites, Bathroom and WC
- Convenient Location
- Special Bolt Hole Retreat
- Modern Open Plan Configuration
- Perfect Lock Up & Leave Retreat
- 3 Double Bedrooms
- Modern Stylish Kitchen
- EPC Rating : Band E

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for free!**

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Our company registration number is 04753854 and we are registered in England and Wales.



Description

Phillips Smith & Dunn are delighted to offer to the market 'Cowry Cottage' Number 67 Willingcott Valley found to be a very well presented 3 bedroom semi detached property situated within this desirable and select development complex. This particular property enjoys a delightful elevated position and boasts fine far reaching views overlooking unspoiled Devon countryside. This well presented property is located just outside Woolacombe which is one of North Devon's premier seaside resorts with its award winning golden sand beaches. This attractive cottage also has the added advantage of having no onward chain therefore, can be occupied with the minimum of delay. Furthermore, the fixtures and fittings can also be purchased therefore, making this an instant 'turn key' ready made home upon completion. The agents consider the property as an ideal lock up leave bolt hole hole retreat or alternatively as an investment opportunity that could provide a sound and steady income stream taking full advantage of its desirable location. There is also a heated outdoor swimming pool on site open from May to September included within the service charge.

Briefly the internal accommodation comprises part-glazed entrance door which leads into the entrance hall, with useful under-stairs storage cupboard and cloakroom/WC. The impressive open plan lounge, kitchen & diner enjoys a pleasant dual aspect and enjoys pleasant views to the front and rear elevation. This well proportioned room has attractive beams to the ceiling and benefits from a modern open plan living arrangement which leads through to the well fitted kitchen. The kitchen has ample base and wall units finished with stylish work surfaces with inset sink unit. Following on there is space for washing machine, further appliances are to include a single oven, 4 ring electric hob and an integral fridge/freezer (the free standing appliances can be obtained if required) On the first floor there is a spacious landing serving all rooms with airing cupboard housing the recently replaced electric boiler having a 'Hive' thermostat which can be remotely operated for convenience. There are three well proportioned bedrooms, two having en suite facilities along with fitted wardrobes. All bedrooms enjoy pleasant views overlooking the complex and unspoiled Devon countryside beyond. The family bathroom comprises of a three piece white white suite, to include bath, full pedestal wash hand basin and low level WC. Directly to the front of the property is a small level lawn with picnic table, this provides the perfect space to sit and enjoy a morning coffee or dine alfresco in the evening.

The agents strongly advise an early inspection at the earliest opportunity to appreciate the well planned and deceptively spacious accommodation.

Services

Mains water & electric
Nb: Private drainage

Council Tax

To be confirmed

EPC Rating

To be confirmed

Tenure

Leasehold. Remainder
of 999 year lease
granted in 1988

Occupancy

10 month holiday occupancy

Fees

£2,000 per annum



Situation

The property is surrounded by its own communal landscaped gardens with attractive pond features, there are numerous car parking spaces throughout the complex which also includes an outdoor heated swimming-pool.

Willingcott Valley stands within a semi rural position surrounded by delightful countryside and yet is only a few minutes drive from the award winning beaches at Woolacombe which boasts miles of sandy beach along with several hidden smaller coves to include 'Grunta' & 'Barricane' beach.

Woolacombe is a very much sought after coastal village which forms part of the delightful North Devon coastline, an area of outstanding natural beauty. The beach and village amenities are easily accessible, whilst The South West Coastal path runs through the village and offers many miles of superb walks along the rugged coastline. The main attraction is the large, sandy beach which connects into Putsborough Sands to the south. The beach has joined the likes of Malibu and has the accolade of being a World Surf Reserve - the first in the country. It has also been voted the best beach in the country and in the top 10 in the world!!

The village has a Post Office and stores, some excellent restaurants and pubs. There is a pharmacy, medical centre, primary school and a good choice of local shops and stores. Ilfracombe Town is about 6 miles away and offers further amenities of Tesco and Lidl superstores, secondary school and the award winning Landmark Theatre. There are 2 Michelin Star restaurants, whilst Woolacombe boasts it's own Star at Noel Corston. The golf club at Saunton, to the South, offers 2 championship courses.

Braunton village is to the south where there are further beaches at Croyde and Saunton and a further Tesco's. Saunton Golf Club is widely renowned and offers 2 championship courses. Barnstaple, the principle north Devon is some 14 miles away. Here there is excellent shopping at Green Lanes and out of town at Roundswell. The North Devon Link road offers a convenient route to the M5 at junction 27.



Room list:

Entrance Hall
2.69m x 2.01m (8'10 x 6'7)

Cloakroom WC
1.98m x 0.99m (6'6 x 3'3)

Open Plan Lounge Diner
6.22m x 6.07m (20'5 x 19'11)

Kitchen
2.95m x 2.01m (9'8 x 6'7)

First Floor

Landing
2.11m x 2.03m (6'11 x 6'8)

Bedroom 1
3.84m max x 3.20m max (12'7 max x 10'6 max)

En Suite Shower
2.01m x 0.81m (6'7 x 2'8)

Bedroom 2
3.84m x 2.97m (12'7 x 9'9)

En Suite Shower
2.01m x 0.81m (6'7 x 2'8)

Bedroom 3
3.86m x 2.69m (12'8 x 8'10)

Bathroom
2.11m x 1.88m (6'11 x 6'2)

Ideal Bolt Hole Retreat

Investment Opportunity

Close To Beaches