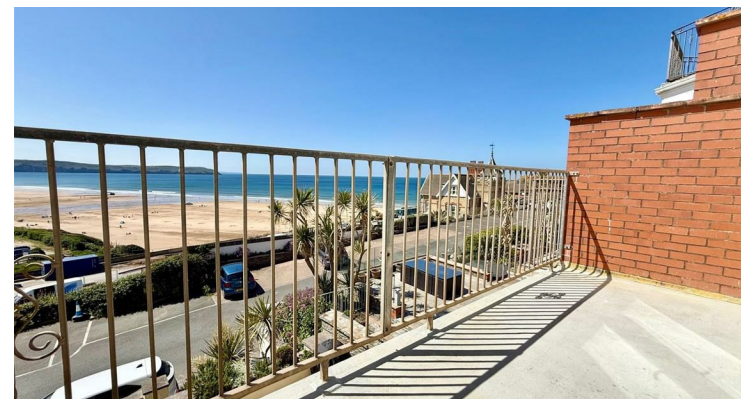


GROUND FLOOR



FLAT 3, THE SANDS, WOOLACOMBE

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. The 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. Made with Metrepx C2025



## Spacious 2 Bed Apartment 'Enjoys Splendid Views'

The Sands, Flat 3 Bay View Road, Woolacombe, EX34 7DQ

Guide Price

**£420,000**

- 2 Bedroom First Floor Apartment
- Sublime Beach & Sea Views
- Well Fitted Kitchen
- Impressive Lounge Diner
- 3 Piece Bathroom
- Balcony Terrace & Communal Areas
- Resident Parking
- Leasehold 1/8 Of The Freehold
- EPC: Band C

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Call 01271 814114

or email [braunton@phillipsland.com](mailto:braunton@phillipsland.com)

## Directions

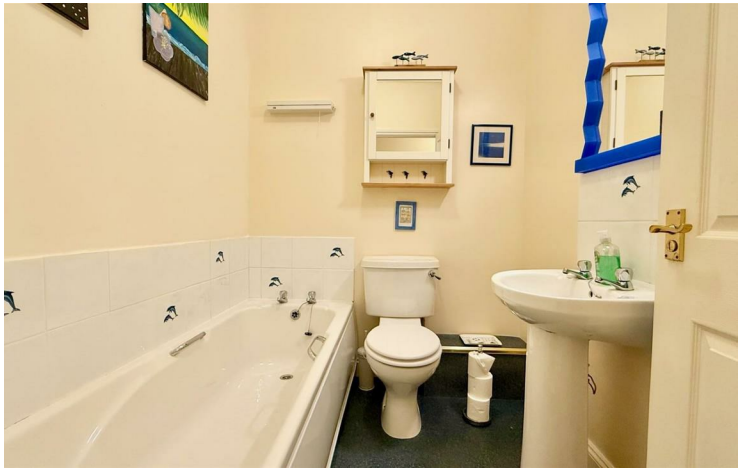
From Barnstaple proceed on the A361 to Braunton. Continue to the very centre of the village and at the crossroads and traffic lights continue on signposted to Ilfracombe. Continue along this road through Knowle village and pass West Down and on to Mullacott roundabout. Here turn left, continue along the road without deviation and this will then take you down into the village of Woolacombe. Continue down towards the front and turn right into Bay View Road just before the turning that leads onto The Esplanade. Upon entering Bay View Road the property is found after a short distance on the right hand side.

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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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 this very well presented 2 bedroom first floor apartment available with 'No ongoing chain' therefore, can be occupied with the minimum of delay. Apartment 3 'The Sands' is a splendid property conveniently situated within a delightful elevated position and therefore, enjoys unrivalled views from the front elevation that overlooks the sandy beach and Woolacombe bay, there are also pleasant views towards the green rolling countryside to the East. Only upon a formal viewing can these uninterrupted views be fully appreciated. Furthermore, there is the advantage of gas fired central heating system, full PVC double glazed windows with newly replaced sash style windows within the lounge diner. There is also the benefit of residents car parking located on Bay View Road.

Briefly the accommodation comprises entrance door leads into the communal hall with staircase rising to the first floor. Apartment 3 has its own private entrance door leading into the inner hall serving all rooms. The kitchen and lounge diner enjoys a modern open plan configuration that has a large arch opening interconnecting the rooms. The shaker style kitchen has ample base and wall units with rolled top working surfaces and inset sink unit and hob with oven below, there is space for integral washing machine along with integral fridge freezer. There is a cupboard housing the gas boiler feeding hot water and central heating to the property. French doors lead out onto the balcony that enjoys a superb view overlooking the beach and bay. This delightful area provides the perfect space to relax and unwind and to soak in the superb views from this vantage point. The lounge diner enjoys fine views from the bay window (newly replaced double glazed sash style windows). From the inner hall there is access to the three piece bathroom and to the bedrooms. Both bedrooms are located to the rear of the property. Bedroom one has fitted furniture and has the advantage of an en suite shower with wash basin, whilst bedroom two also has fitted bedroom furniture.

Animals: The Management Company reserves the right to ban any animal from the building. So well behaved pets are allowed.

Letting: Short period holiday letting is not allowed - lettings must be 6 months may be allowed, subject to the agreement of the Management Company

## Services

All mains connected

## Council Tax

Band D

## EPC Rating

Band C

## Tenure

Leasehold with 1/8th share of freehold.  
999 years

## Fees

£100 PCM

## Viewings

With the Braunton office on (01271) 814114.



## Situation & Outside

There is a raised patio terrace situated at the front of the property shared with the other owners, from here there are also wonderful views. Furthermore, to the rear of the building is a designated 'Beach hut style store' perfect for those beach day essentials.

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. 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.

## Room list:

### Communal Hall

#### Entrance Hall

5.18m,0.00m x 0.86m (17,0 x 2'10)

#### Kitchen

3.53m x 2.79m (11'7 x 9'2)

#### Lounge Diner

4.55m x 3.94m (14'11 x 12'11)

#### Bedroom 1

4.57m x 2.46m (15'0 x 8'1)

#### Bedroom 2

3.38m x 2.01m (11'1 x 6'7)

#### Bathroom

2.01m x 1.73m (6'7 x 5'8)

#### Balcony Terrace

#### Designated Parking

#### Splendid Views

#### Viewing Essential

