



# turners



## Barton Court Barton Road

Woolacombe, EX34 7BA

£275,000



# 17 Barton Court, Barton Road

Woolacombe, EX34 7BA

£275,000



An immaculately presented, contemporary two-bedroom apartment perfectly situated for both convenience and comfort. Boasting an approximate total area of over 50 square meters and a private parking space, this property offers an excellent opportunity for first-time buyers, young professionals, or holiday let investors. The apartment is situated in the heart of Woolacombe, a stone's throw from the world-famous beach and bustling village life.

Woolacombe known for its appeal to surfers, hikers, and general holidaymakers remains bustling with activity. The village's beautiful sunsets and welcoming atmosphere make it a haven for those seeking a memorable getaway. The convenience of proximity to surrounding towns such as Ilfracombe, Croyde, and Braunton adds to the allure providing a well-rounded experience for everyone.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with Australia's Golden Coast and Malibu in California. For a change of scenery, Exmoor National Park offers breathtaking rolling countryside, perfect for avid walkers.

## Living Room/Kitchen

17'8" x 11'6" (5.39m x 3.53m)

The heart of the home, this generous, open-plan space is perfect for entertaining guests or enjoying a quiet night in. The modern kitchen, renovated on 2023, comes fully equipped with integrated appliances, ample storage, and sleek countertops that complement its vibrant splashbacks. The living space offers ample seating room. The clever design of the room also comfortably integrates a dining room table and chairs for four.

## Bedroom One

10'1" x 7'10" (3.08m x 2.41m)

A cosy and inviting space, ideal for relaxation. The room benefits from plenty of natural light, creating a warm and welcoming atmosphere. Comfortably accommodates a king-size bed and all other associated furnishings.

## Bedroom Two

11'3" x 8'7" (3.43m x 2.62m)

Slightly larger, this versatile room can serve as a master bedroom or a spacious guest room, depending on your needs.

## Bathroom

8'1" x 6'1" (2.47m x 1.87m)

A newly renovated bathroom with tiled walls featuring vibrant splashes of colour and comprising of; modern fixtures and fittings, the bathroom offers a relaxing retreat with a walk-in shower, toilet and stylish vanity unit.

## Agents Notes

We have been informed of the following information:

The property has a 999 year lease with 964 remaining.

The annual ground rent charge is £50, with a service and maintenance charge of £660 per annum.

To comply with the property misdescriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only, they should not be used as accurate measurements.

Measurements may vary slightly between the property details and floor plan. We have not and will not test any mains services, gas/electric appliances, or fixtures and fittings mentioned in these details.

## Directions

Proceed from our offices in a westerly direction along the High Street taking the main A361 out of town sign posted Barnstaple. At Mullacott Cross roundabout take the 3rd exit towards Woolacombe. Follow along this road for approximately 3 miles into Woolacombe turning left immediately after the Tides Inn. Take the first left-hand turning into Barton Road and Barton Court will be found on the left hand side marked by a large sign.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Turners Property Centre Office on 01271 866421 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

135 High Street, Ilfracombe, Devon, EX34 9EZ  
Tel: 01271 866421 Email: sales@turnerspropertycentre.co.uk  
<https://www.turnerspropertycentre.co.uk>

## Energy Efficiency Graph

