

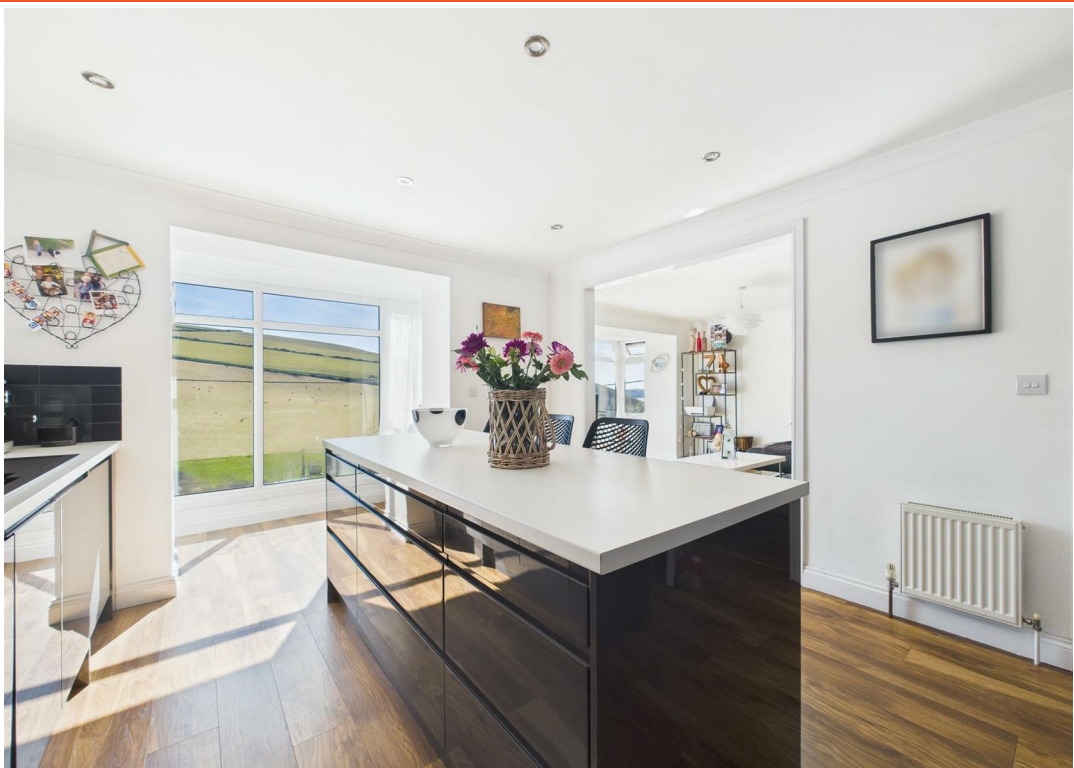


Camberley Apartment, Beach Road, Woolacombe, EX34 7AA

Asking Price £400,000









# Flat 2 Camberley Flats Beach Road

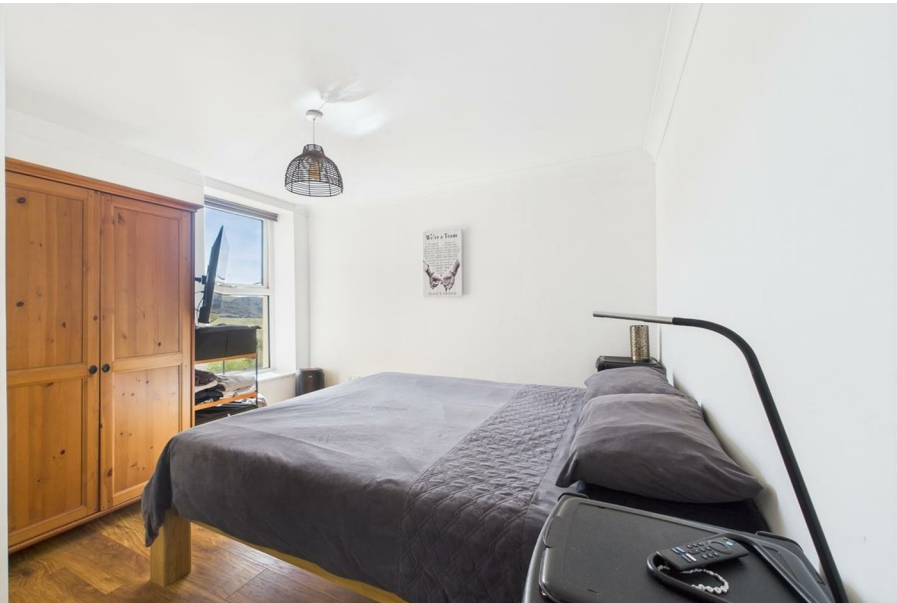
Woolacombe, EX34 7AA

This incredible three-bedroom apartment, with its own private entrance, is located in the sought-after area of Woolacombe and offers breath-taking countryside and seaside views. The property benefits from one allocated parking space and an additional visitor space. Inside, the bright and airy open-plan lounge, kitchen, and dining area create a welcoming atmosphere. The three well-proportioned bedrooms include a main bedroom with a private three-piece en-suite. Additional features include a modern three-piece bathroom and a low-maintenance stone-paved rear garden, perfect for outdoor relaxation.

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 breath-taking rolling countryside, perfect for avid walkers.

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### Living Room 16'5" x 12'9" (5.00m x 3.89m)

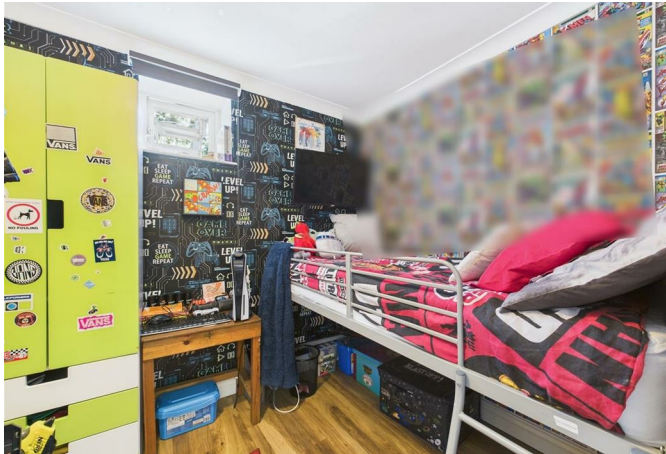
This spacious living room offers breath-taking countryside and seaside views while providing ample space for free-standing lounge and dining furniture. The room is enhanced by a large UPVC bay-style double-glazed window that fills the space with natural light. Additional features include a wall-mounted gas radiator for warmth and stylish wood laminate flooring throughout.

### Kitchen 14'0" x 12'4" (4.27m x 3.76m)

an immaculately presented modern fitted kitchen that boasts incredible countryside and seaside views. Designed for both style and functionality, it features matching wall and floor units, an integrated five-ring gas hob with an electric extractor fan above, and a double electric oven. The kitchen is further enhanced by a 1.5 composite sink drainer, space for an American fridge freezer, an integrated dishwasher, and an integrated washing machine. A large island provides additional storage and a convenient breakfast bar for dining. The space is completed with large UPVC double-glazed windows, a wall-mounted gas radiator, and elegant wood laminate flooring throughout.

### Bedroom One 11'1" x 8'3" (3.38m x 2.51m)

This well-proportioned double bedroom offers ample space for free-standing bedroom furniture and benefits from its own modern fitted en-suite. The room features a UPVC double-glazed window that showcases fantastic views, a wall-mounted gas radiator for comfort, and stylish wood laminate flooring throughout.





#### **En-suite 6'5" x 5'6" (1.96m x 1.68m)**

Bedroom one includes this well-designed three-piece en-suite features a shower, toilet, Spotlighting and sink basin, complemented by an electric extractor fan for ventilation. The space is finished with stylish tile laminate flooring, creating a modern and functional bathroom.

#### **Bedroom Two 12'9" x 8'9" (3.89m x 2.67m)**

This large double bedroom offers ample space for free-standing bedroom furniture and features a UPVC double-glazed window that allows plenty of natural light. Additional highlights include a wall-mounted gas radiator for warmth and stylish wood laminate flooring throughout.

#### **Bedroom Three 8'0" x 7'2" (2.44m x 2.18m)**

This well-proportioned bedroom provides ample space for free-standing furniture and features a UPVC double-glazed window that enhances natural light. The room is completed with stylish wood laminate flooring throughout.

#### **Bathroom 11'7" x 5'7" (3.53m x 1.70m )**

This spacious three-piece bathroom suite features a bath with an overhead shower, toilet, and sink basin. Additional highlights include an airing cupboard for storage, a wall-mounted heated towel rail, a UPVC obscure double-glazed window for privacy, spotlighting, an electric extractor fan, and stylish tile laminate flooring throughout.

#### **Outside**

The property boasts a private and low-maintenance rear stone-paved patio garden, perfect for al fresco dining. It also includes a wooden shed for additional storage. Further benefits include an off-road parking space and a visitor space for added convenience.

#### **Agent Notes**

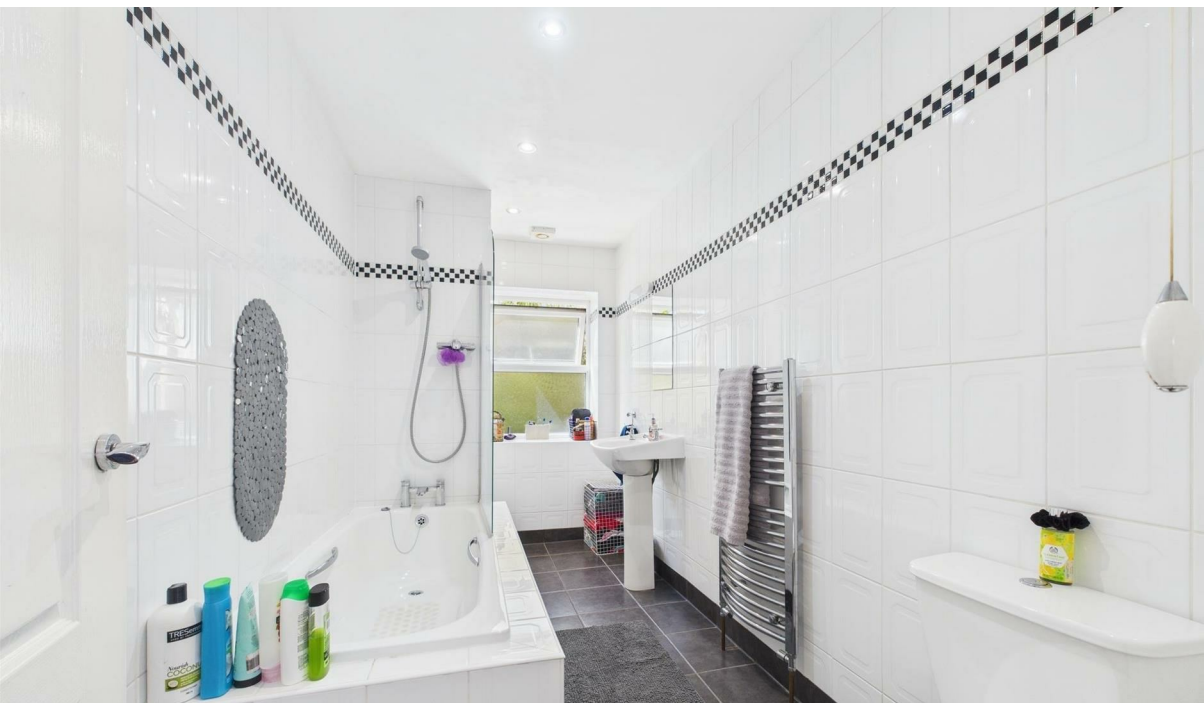
This property has a 125 year lease with 106 years remaining and has a £50 service charge.

We have been informed by the vendor that gas, electric, water and drainage are all mains connected.

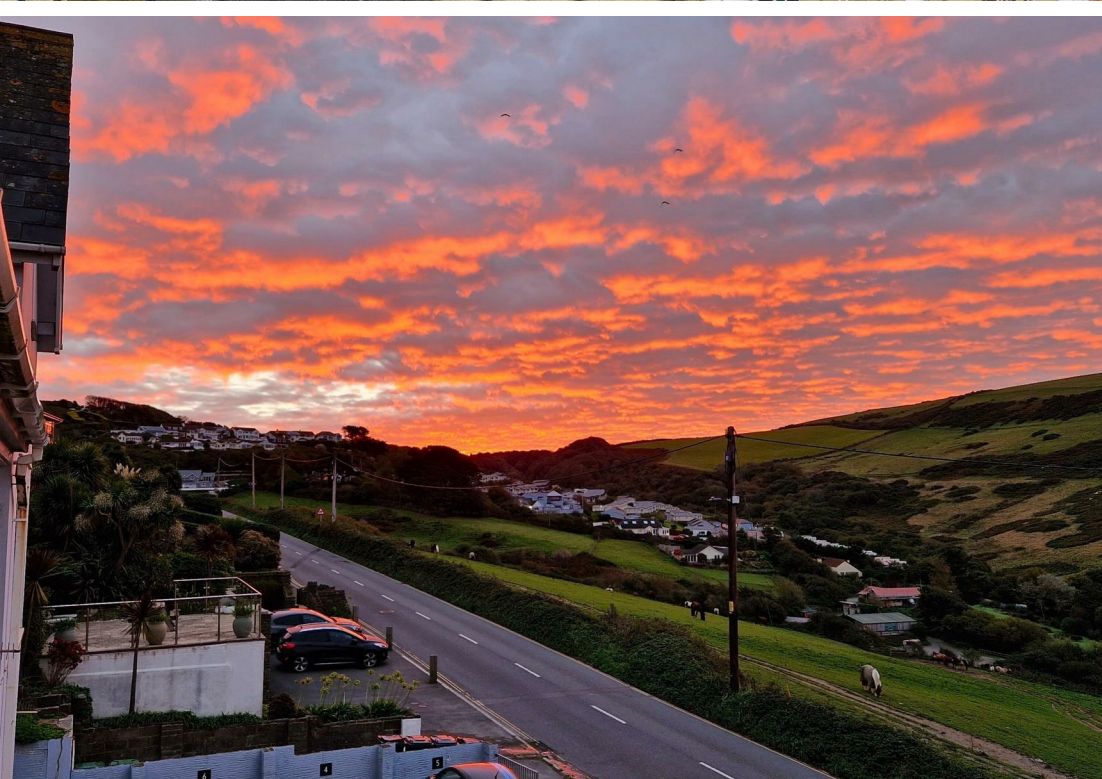
To comply with the property mis-descriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.

#### **Directions**

From office head south-west on the High Street/A361 towards Meridian Place and follow signs towards Woolacombe. Once you get to Mullacott roundabout, take the 3rd exit towards Woolacombe. follow this road for 3.4 miles where you will find the property located on your right hands side.









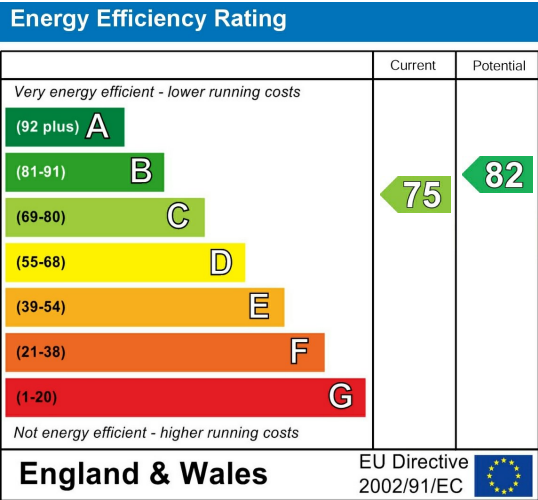
Floor Plans



Location Map



Energy Performance Graph



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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