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## Westgate House South Street

Woolacombe, EX34 7BB

Asking Price £230,000

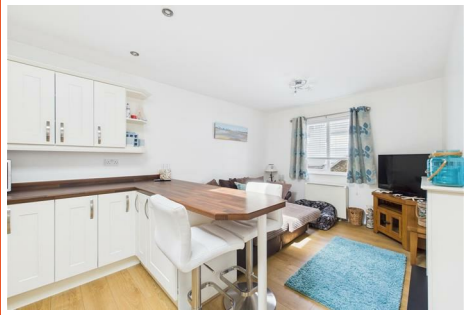




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Just a short stroll from North Devon's iconic Woolacombe Beach lies this well-presented, privately accessed apartment—ideal for those seeking coastal living. The property features two well-proportioned bedrooms and a beautifully designed open-plan living area, complete with a modern fitted kitchen, comfortable lounge space, and room for dining. A contemporary three-piece bathroom suite adds to the appeal. An added bonus is the allocated off-road parking—an invaluable asset in such a popular location. Whether as a permanent residence, holiday home or investment, this apartment offers both convenience and coastal charm. It's worth noting that this property will be sold on a chain-free sale.

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.

## Open Plan Living Area 16'2" x 9'11" (4.93 x 3.03)

This beautifully designed open-plan lounge, kitchen, and dining area offers the ideal space for both entertaining and everyday relaxation. The lounge provides ample room for freestanding furniture, enhanced by a large UPVC double-glazed window that fills the space with natural light. Additional features include an electric fireplace, wall-mounted electric heater, and stylish wood laminate flooring throughout.

The modern fitted kitchen is both functional and sleek, boasting matching wall and base units, an integrated electric four-ring hob with extractor fan, electric fan

oven, stainless steel sink and a full suite of integrated appliances—including fridge, freezer and dishwasher. A breakfast bar offers the perfect spot for casual dining and there is a brilliant sky light that allows natural light to flood the room, seamlessly tying together this versatile and inviting space.

## Bedroom One 11'4" x 8'7" (3.47 x 2.62)

Bedroom One is a generously sized double room offering plenty of space for freestanding furniture. The room features a UPVC double-glazed window that brings in natural light, a wall-mounted electric radiator for comfort, and attractive wood laminate flooring. Additional benefits include convenient loft access, ideal for extra storage.

Tel: 01271 866421

## Bedroom Two

10'0" x 5'8" (3.05 x 1.74)

This well-sized second bedroom offers ample space for freestanding bedroom furniture, with a UPVC double-glazed window providing natural light and wood laminate flooring throughout. Ideal as a guest room or children's bedroom, this space also presents a great option for a home office—perfect for those working remotely.

## Bathroom

6'5" x 5'10" (1.98 x 1.80)

This well-designed bathroom features a stylish three-piece suite comprising a toilet, sink, and bath with an overhead shower. Additional features include a wall-mounted heated towel rail, mirrored storage cupboard, and a skylight that fills the space with natural light. Finished with tile-effect vinyl flooring, the room combines practicality with contemporary comfort.

## Agent Notes

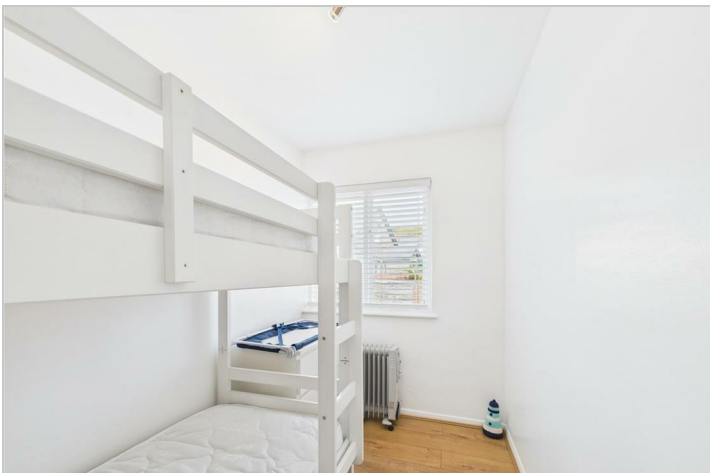
This property has a 999 year lease with 950 years remaining.

We have been informed by the vendor that the 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 until you get into Woolacombe and turn left onto West Road just after Byron Hotel. Follow this road to the end and then turn left onto South Street, follow the road for approximately 350ft where the property will be on your left hand side.



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.

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Energy Efficiency Graph

